



23B Links Side, Enfield, EN2 7QT  
Chain Free £325,000

**Lanes**  
ESTATE AGENTS



## 23B Links Side, Enfield, EN2 7QT

Lanes Enfield are delighted to market this spacious and well-maintained two-bedroom second-floor flat offering a fantastic opportunity for first-time buyers, investors, or downsizers seeking comfort, convenience, and excellent local amenities.

The property comprises two generously sized double bedrooms, a modern shower room, and a good-sized fitted kitchen with appliances. The spacious lounge is filled with natural light, providing a welcoming and versatile living area.

Additional benefits include a private storage cupboard, garage en bloc, and access to well-kept communal areas. The flat is ideally located between Oakwood Station (Piccadilly Line) and Enfield Chase Station (National Rail), both offering excellent transport links into central London and beyond.

Families will appreciate the property's location within the catchment area for highly regarded schools, including Merryhills Primary, Grange Park Primary, and Highlands Secondary School. Nature lovers and outdoor enthusiasts will enjoy being just a short walk from the picturesque Trent Park, perfect for weekend strolls or recreational activities.

Whether you're looking for a peaceful retreat with great connections or a smart investment, this property ticks all the boxes.



### Hallway

Laminate floors, radiator, storage cupboard with electric meter, video intercom system, doors to all rooms.

### Lounge

12'2" x 15'0" (3.71m x 4.57m)

Double glazed uPVC windows to rear aspect, carpet, radiator.

### Kitchen

12'3" x 7'56" (3.73m x 2.13m)

Double glazed uPVC window to front aspect, tiled floors, part tiled walls, fitted single electric oven, gas hob, extractor hood, stainless steel sink with drainer and mixer tap, washer dryer, fridge freezer, base level and eye level units, radiator, combi boiler cupboard.

### Shower Room

5'4" x 8'95" (1.63m x 2.44m)

Double glazed uPVC frosted window to front aspect, tiled floors, part tiled walls, single shower cubicle, vanity hand basin with mixer tap, low level closed couple w.c, heated towel rail.

### Bedroom One

9'9" x 13'3" (2.97m x 4.04m)

Double glazed uPVC windows to rear aspect, carpet, radiator, loft hatch.

### Bedroom Two

7'96" x 9'0" (2.13m x 2.74m)

Double glazed uPVC window to front aspect, laminate floors, radiator.

### Garage

8'7" x 15'74" (2.62m x 4.57m)

Up & over door.











Floor 0 Building 1



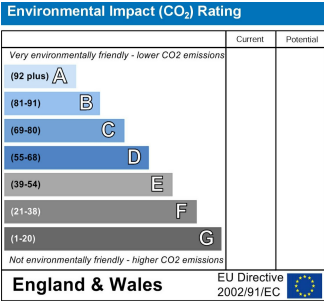
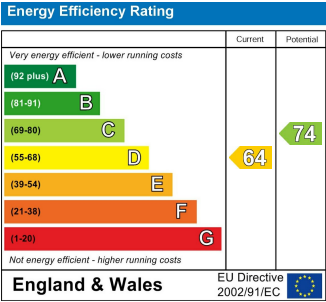
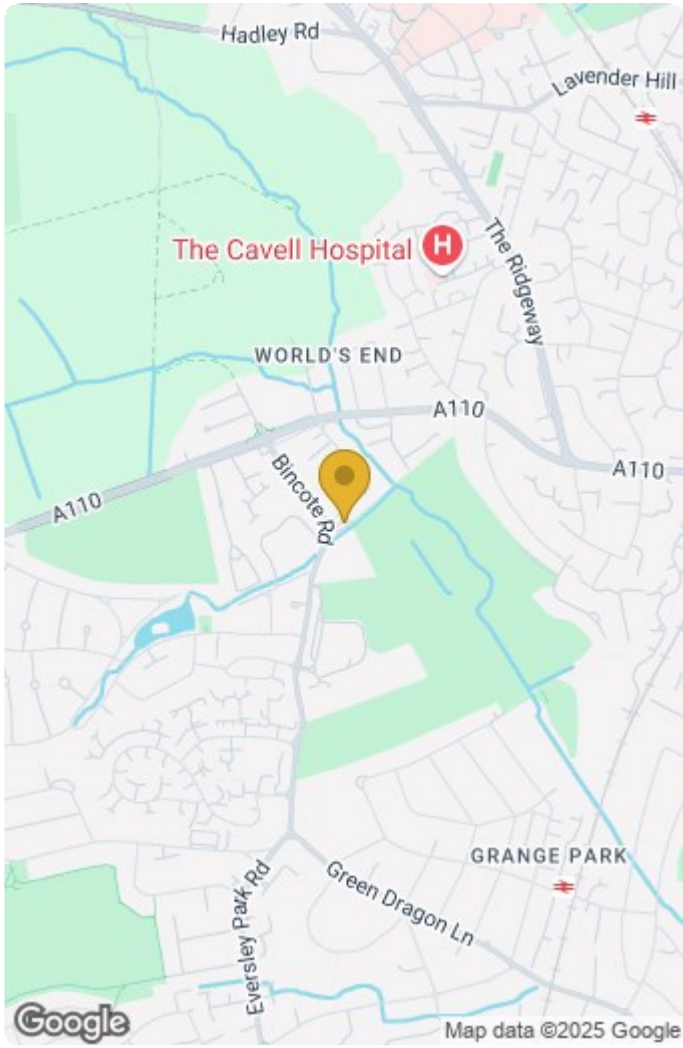
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
728 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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