



321 High Street, Enfield, EN3 4DJ
£260,000



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Lanes Enfield are pleased to welcome to the market, this charming one-bedroom ground floor conversion offering a delightful blend of comfort and convenience. The property features a well-proportioned reception room, perfect for relaxation or entertaining guests. The bedroom provides a peaceful retreat, while the shower room is designed for both functionality and style.

One of the standout features of this apartment is its own private rear garden, an ideal space for enjoying the outdoors. Additionally, the property benefits from parking for one vehicle at the rear, ensuring that you have a secure and convenient place for your car.

Location is key, and this apartment is within walking distance to Southbury Train Station, making it an excellent choice for commuters. With easy access to local amenities, shops, and transport links, this property is perfectly situated for modern living.

This one-bedroom ground floor conversion is an excellent opportunity for first-time buyers, couples, or those looking to downsize. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.



Lounge 13'2" x 12'3" (4.01m x 3.73m)

Inner Hallway

Kitchen 8'9" x 8'9" (2.67m x 2.67m)

Bedroom 11'3" x 10'4" (3.43m x 3.15m)

Shower Room 8'7" x 6'2" (2.62m x 1.88m)

Exterior - Front

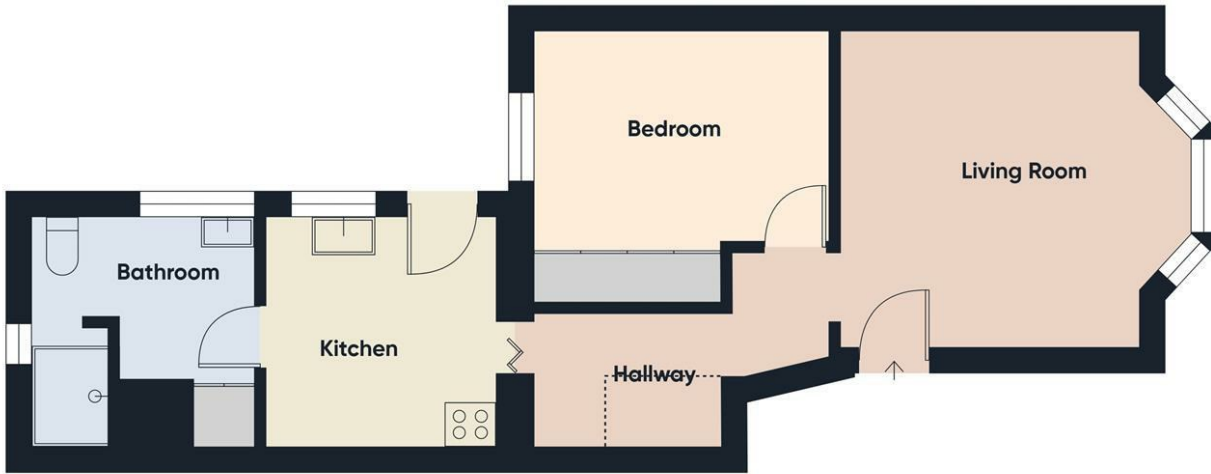
Exterior - Rear

Lanes Estate Agents Enfield Reference Number

ET5279/AX/AX/AX/210825







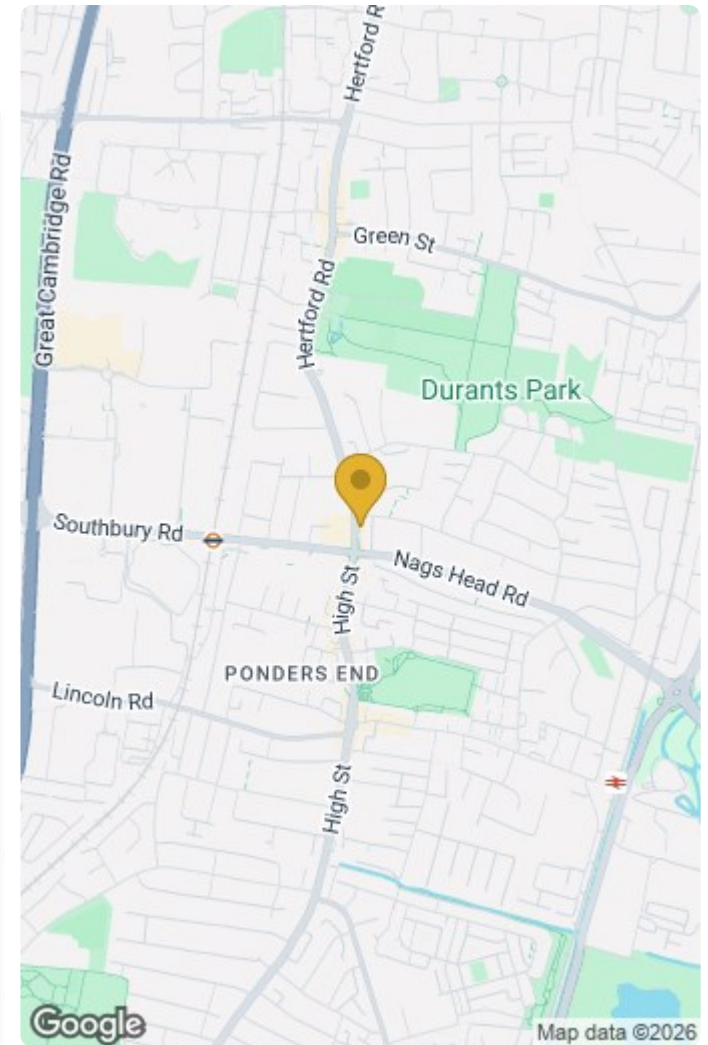
Approximate total area⁽¹⁾
42.5 m²
Reduced headroom
1.1 m²

(1) Excluding balconies and terraces

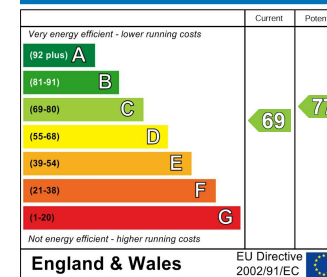
Reduced headroom
..... Below 1.5 m

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

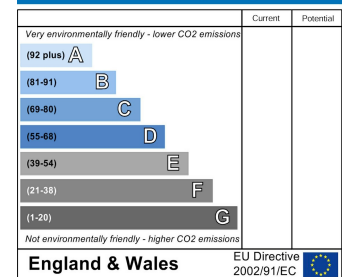
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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