



56 Cobham Close, Enfield, EN1 3SU  
£247,500

Lanes  
ESTATE AGENTS

## 56 Cobham Close, Enfield, EN1 3SU

Lanes Enfield are pleased to present this charming one-bedroom first-floor apartment. This apartment is an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining. The bedroom is comfortably sized, ensuring a peaceful retreat at the end of the day, while the bathroom is conveniently located to serve both residents and guests.

One of the standout features of this apartment is the allocated parking space, a valuable asset in this bustling area. The property is ideally situated within close proximity to the A10 road network, making commuting and travel to surrounding areas both easy and efficient. Additionally, Southbury Train Station is just a short walk away, offering excellent transport links to central London and beyond.

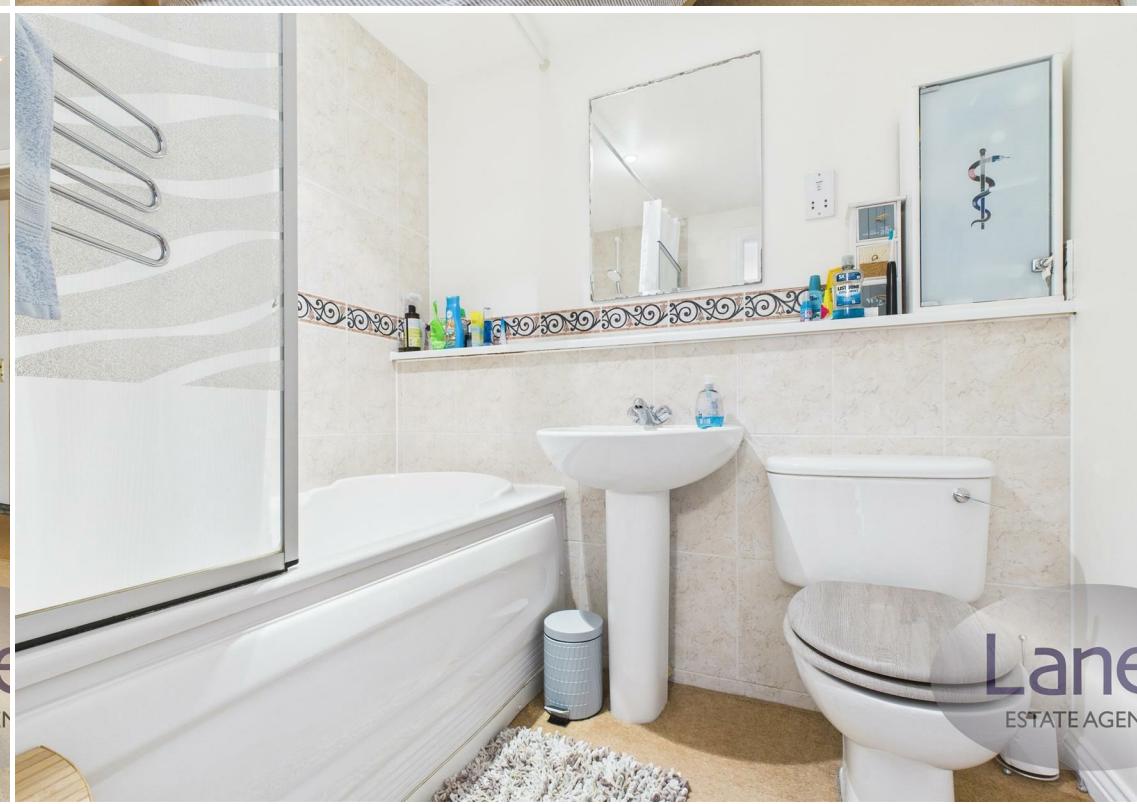
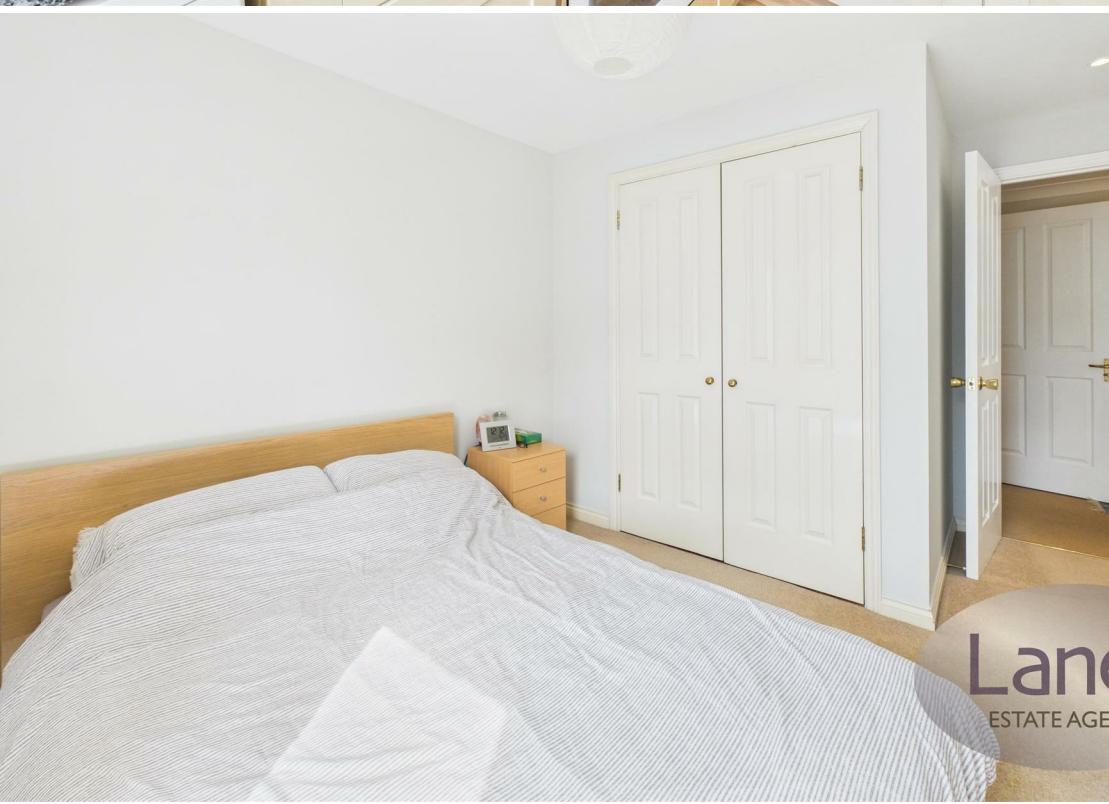
This apartment not only offers a comfortable living space but also the potential for a sound investment in a thriving community. With its prime location and practical amenities, this property is sure to attract interest. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment in Cobham Close is not to be missed.



Hallway	9'9" x 4'6" (2.97m x 1.37m)
Lounge	18'9" x 12'2" (5.72m x 3.71m)
Kitchen	10'9" x 6'0" (3.28m x 1.83m)
Bedroom	10'1" x 9'4" (3.07m x 2.84m)
Bathroom	6'7" x 5'5" (2.01m x 1.65m)

Lanes Estate Agents Enfield Reference Number

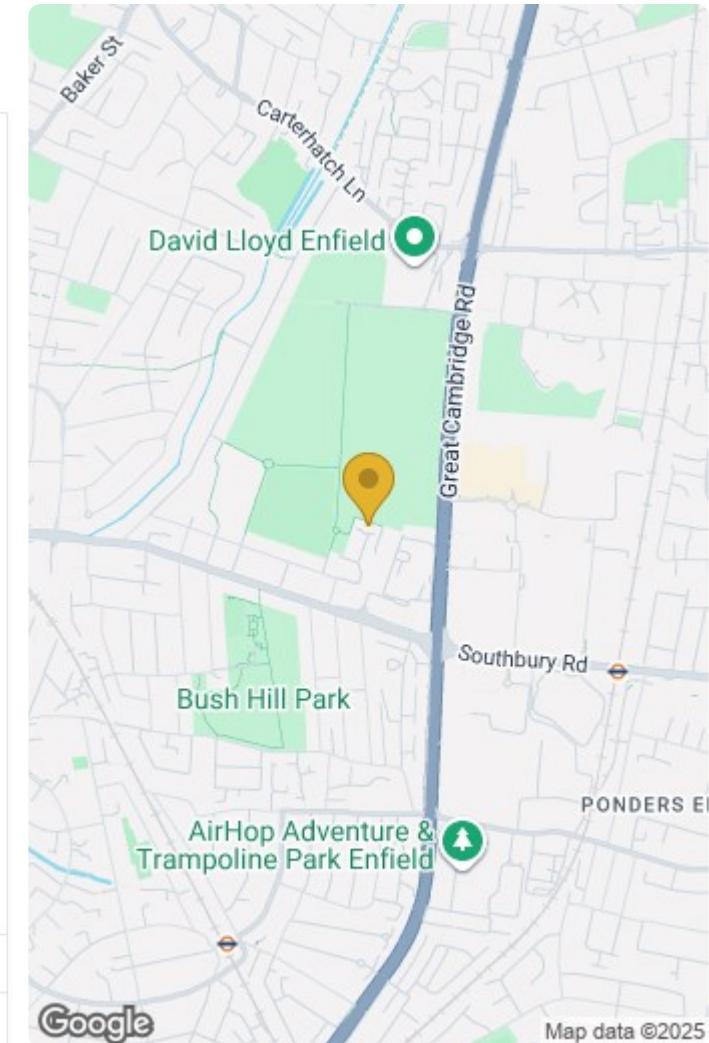
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# Lane

ESTATE AGEN



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

#### 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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