



## Flat 4 New River Court 32 Southbury Road, Enfield, EN1 1SA

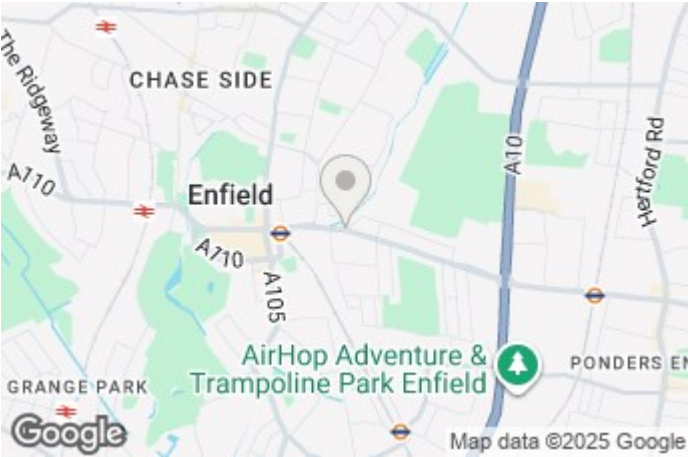
- AVAILABLE NOW!
- TWO DOUBLE BEDROOMS
- ONE ALLOCATED PARKING SPACE
- PRIME LOCATION

AVAILABLE NOW! Located in the heart of Enfield Town, New River Court is positioned in prime location offering a spacious two double bedroom, first-floor apartment. The property benefits from excellent transport links with the A10, M25, and A406 road networks all easily accessible. It is also a stone's throw to Enfield Town train station and a short walk to Southbury train station, alongside local bus routes.

Internally, you are greeted by a welcoming hallway that provides ample built-in storage. The accommodation features a large, bright open-plan living room/dining area with patio doors that lead directly out to a private large balcony. The kitchen is separate and comes fully equipped with all necessary appliances.

The property has two double bedrooms, both of a generous size, and a three-piece family bathroom suite complete with shower facility. The property has been neutrally decorated throughout, featuring clean

# £1,600 PCM



Energy Efficiency 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		
	68	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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