



110 Halifax Road, Enfield, EN2 0PJ

£270,000

**Lanes**  
ESTATE AGENTS



## 110 Halifax Road, Enfield, EN2 0PJ

Lanes are delighted to offer this one bedroom TOP FLOOR flat situated on a popular turning off of CHASE SIDE, convenient for local convenience shops and GORDON HILL RAIL STATION. Amongst many benefits, some are too include; LOFT ACCESS, COMMUNAL PARKING, VIDEO ENTRY PHONE SYSTEM, uPVC double glazing and MODERN SHOWER ROOM. Internal viewing highly recommended.



### **Hallway**

Airing cupboard, radiator, spotlights, storage cupboard (Access to loft), video entry system, bamboo wooden flooring, doors leading to lounge, bedroom and shower room.

### **Lounge**

14'6" x 11'3" (4.42m x 3.43m)

uPVC double glazed window to rear aspect, radiator, bamboo wooden flooring, doorway to kitchen and storage cupboard.

### **Kitchen**

12'5" x 6'1" (3.78m x 1.85m)

uPVC double glazed window to rear aspect, wall mounted boiler, integrated gas hob and electric oven with extractor fan over, plumbed for washing machine, stainless steel sink with mixer tap and drainer unit, radiator, breakfast bar, integrated fridge/freezer, part tiled walls and laminate flooring.

### **Bedroom**

14'2" x 8'6" (4.32m x 2.59m)

uPVC double glazed window to front aspect, radiator and built in wardrobes.

### **Shower Room**

uPVC double glazed frosted window to front aspect, low flush WC, double shower cubicle, vanity sink with mixer tap, spotlights, radiator, tiled walls and floor.

### **Lanes Estate Agents Enfield Property Reference**

ET5112/AX/AX/AX/091123









# SECOND FLOOR 510 sq.ft. (47.4 sq.m.) approx.

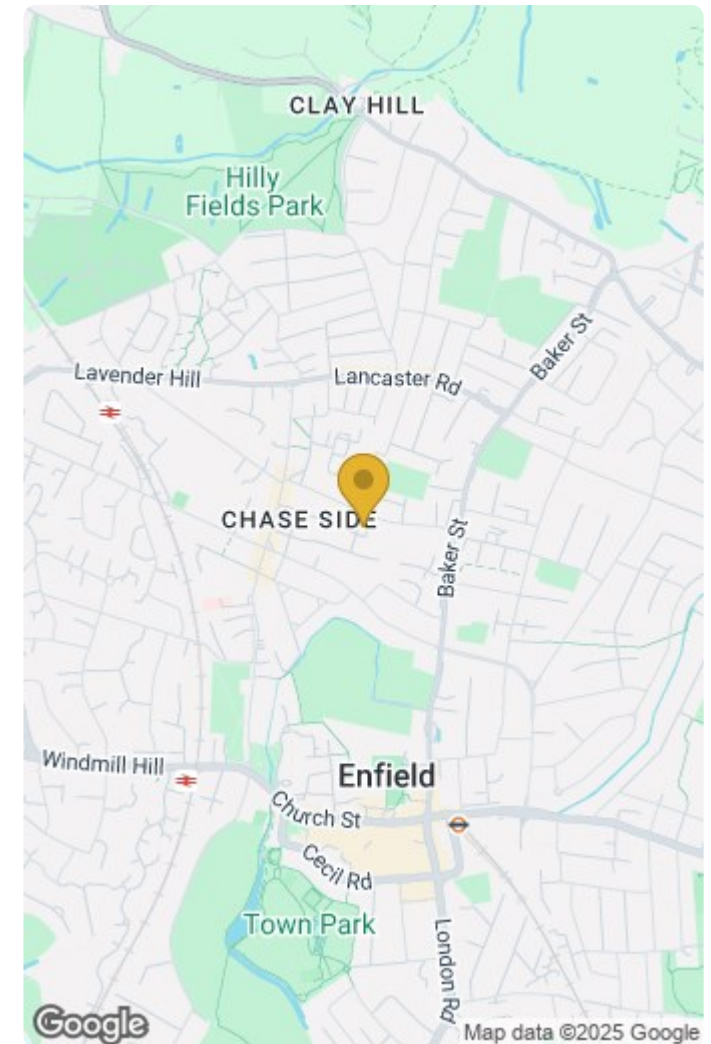



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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