



151B. Southbury Road, Enfield, EN1 1QP

£365,000

**Lanes**  
ESTATE AGENTS



## 151B. Southbury Road, Enfield, EN1 1QP

Lanes Enfield are delighted to welcome to the market this charming two-bedroom conversion which offers a delightful blend of modern living and convenience. This split-level conversion features a spacious reception room, perfect for entertaining or relaxing after a long day.

The property boasts two comfortable bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The loft conversion enhances the living space, complete with a lovely Juliette balcony that invites natural light and fresh air into the home.

One of the standout features of this property is the private rear garden, offering a tranquil outdoor space for gardening, barbecues, or simply enjoying the sunshine. Additionally, the flat comes with its own parking space, a rare find in this bustling area.

Conveniently located within walking distance to both Southbury and Enfield Town Train Stations, commuting to central London is a breeze. The property also benefits from a share of the freehold, with over 900 years remaining on the lease, providing peace of mind for future ownership.

This flat is an excellent opportunity for those looking to settle in a vibrant community with easy access to local amenities and transport links. Don't miss the chance to make this delightful property your new home.



## Hallway

**Lounge** 15'5" (into bay) x 11'6" (4.70m (into bay) x 3.51m)

**Kitchen** 8'5" x 5'9" (2.57m x 1.75m)

**Bedroom Two** 12'8" x 9'8" (3.86m x 2.95m)

**Bathroom** 7'6" x 5'5" (2.29m x 1.65m)

## First Floor Landing

**Bedroom One** 18'3" x 14'8" (max) (5.56m x 4.47m (max))

## Restricted Head Height

## Driveway

### Space for One Vehicle

## Rear Garden

## Lanes Estate Agents Enfield Reference Number

ET5307/AX/AX/200126











