



151B. Southbury Road, Enfield, EN1 1QP

£365,000

Lanes
ESTATE AGENTS

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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

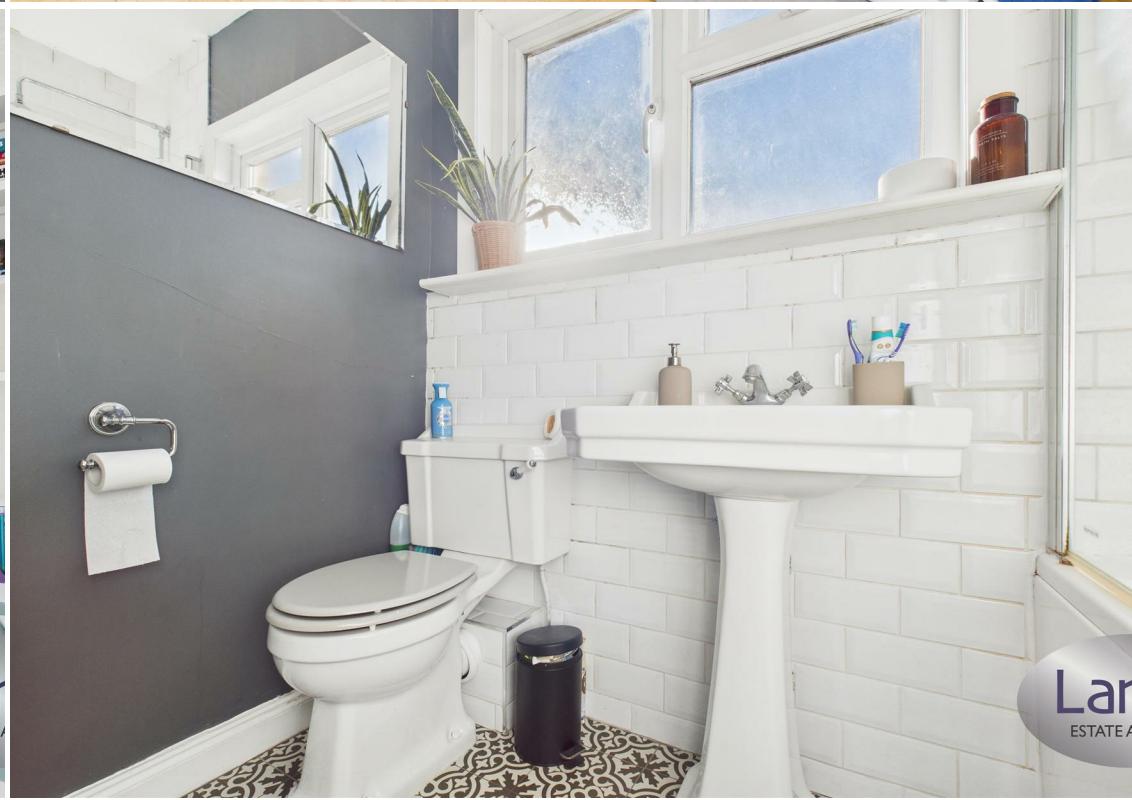
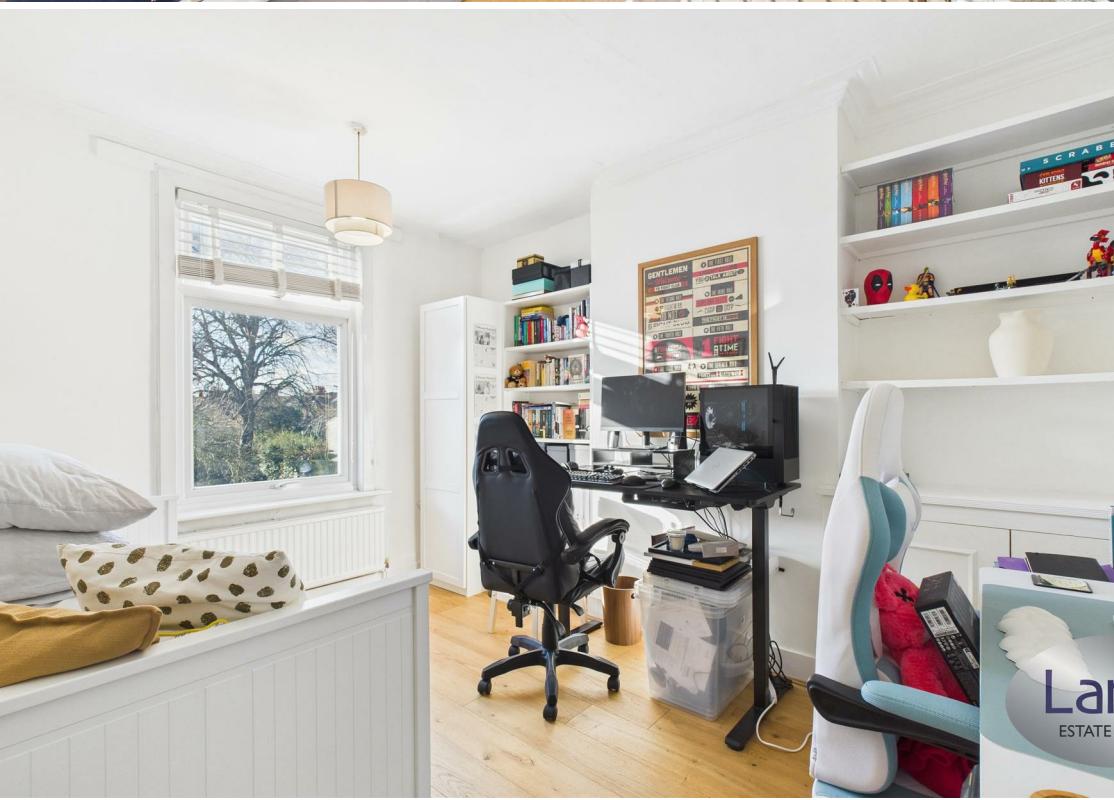
Driveway

Space for One Vehicle

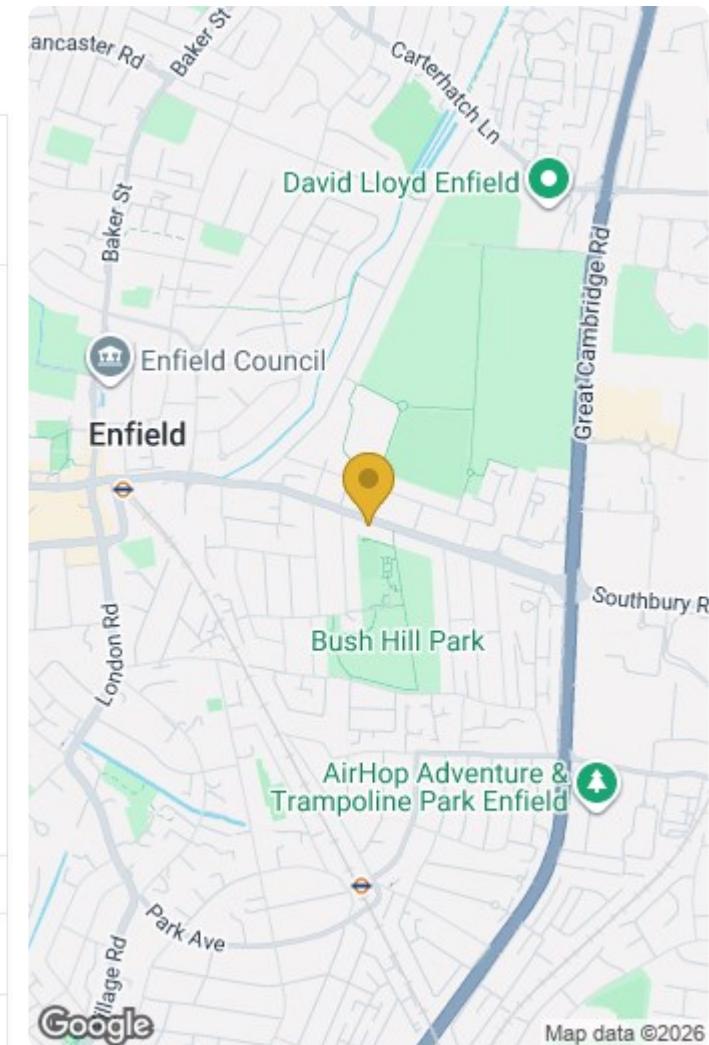
Rear Garden

Lanes Estate Agents Enfield Reference Number

ET5307/AX/AX/200126







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.