



8 Gentlemans Row, Enfield, EN2 6PU
Offers Over £475,000



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Nestled in the charming and historic area of Gentlemans Row, Enfield, this rarely available two-bedroom end terrace cottage presents a unique opportunity for those seeking a delightful home in a picturesque setting.

With two well-proportioned bedrooms, this cottage is ideal for small families, couples, or individuals looking for a peaceful retreat. The bathroom is conveniently located on the ground floor, ensuring comfort and practicality for everyday living.

One of the standout features of this property is its enviable location. Just a stone's throw away from Enfield Town shopping centre, residents will enjoy easy access to a variety of shops, cafes, and essential amenities. Additionally, excellent transport facilities are nearby, making commuting a breeze.

Set within a conservation area, this home not only offers a sense of history but also the tranquillity of a riverside location, providing a serene backdrop for daily life. The property is chain free, allowing for a smooth and straightforward purchase process.

This cottage is a rare find in a sought-after area, combining modern living with the charm of its historic surroundings. Do not miss the chance to make this delightful home your own.



Porch 3'8" x 2'2" (1.12m x 0.66m)

Lounge 11'7" x 11'2" (3.53m x 3.40m)

Kitchen 12'3" x 9'8" (3.73m x 2.95m)

Bathroom 11'6" x 3'9" (3.51m x 1.14m)

First Floor Landing

Bedroom One 11'7" x 9'8" (3.53m x 2.95m)
(To Fitted Wardrobes)

Bedroom Two 9'9" x 9'6" (2.97m x 2.90m)

Garden

Lanes Estate Agents Enfield Reference Number

ET5320/AX/AX/AX/090326







Floor 0



Floor 1



Approximate total area^m
 47.1 m²
 506 ft²

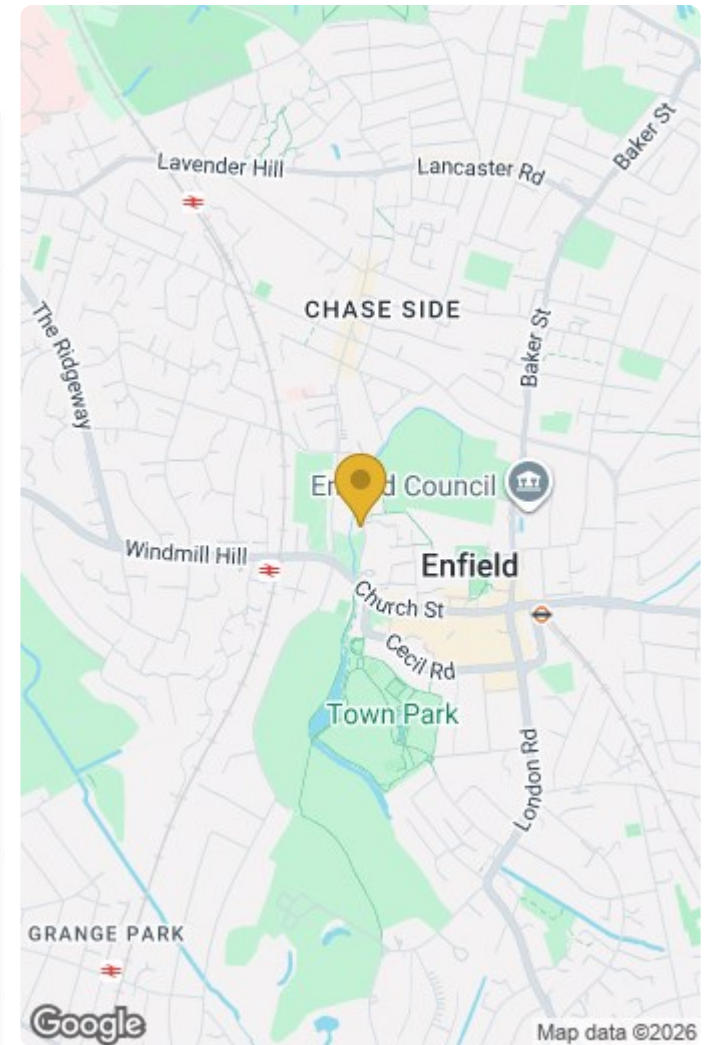
Reduced headroom
 0.4 m²
 5 ft²

(1) Excluding balconies and terraces

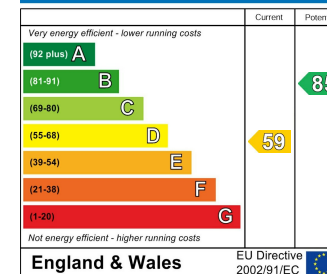
Reduced headroom:
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

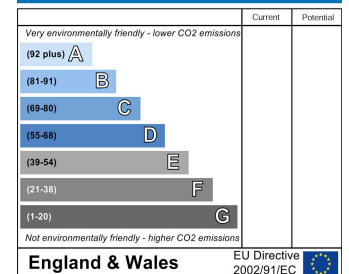
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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