



Karyatis Court 49 Charles Street, Enfield, EN1 1FG

£260,000



# Karyatis Court 49 Charles Street, Enfield, EN1 1FG

Welcome to this charming one-bedroom ground floor apartment located in the desirable Karyatis Court on Charles Street, Enfield. This modern flat offers a delightful blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space.

As you enter the property, you are greeted by an inviting open-plan living room and kitchen area, perfect for both relaxation and entertaining. The contemporary design creates a warm and welcoming atmosphere, allowing for a seamless flow between the living spaces.

The apartment features a spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and comfort. One of the standout features of this property is the private South facing courtyard garden, offering a lovely outdoor space to enjoy fresh air and sunshine, ideal for gardening enthusiasts or simply unwinding with a book.

Additionally, the property includes an allocated parking space, providing convenience for those with a vehicle. The location is particularly advantageous, as it is within walking distance to Bush Hill Park station, making commuting a breeze. Local shops and amenities are also nearby, ensuring that all your daily needs are easily met.

In summary, this one-bedroom flat at Karyatis Court presents a wonderful opportunity for modern living in a sought-after area. With its private garden, allocated parking, and proximity to transport links, it is a property not to be missed.



**Hallway**

**Open Plan Living Room/Kitchen**

24'9" x 9'3" (7.54m x 2.82m)

**Bedroom**

16'0" x 8'5" (4.88m x 2.57m)

**Bathroom**

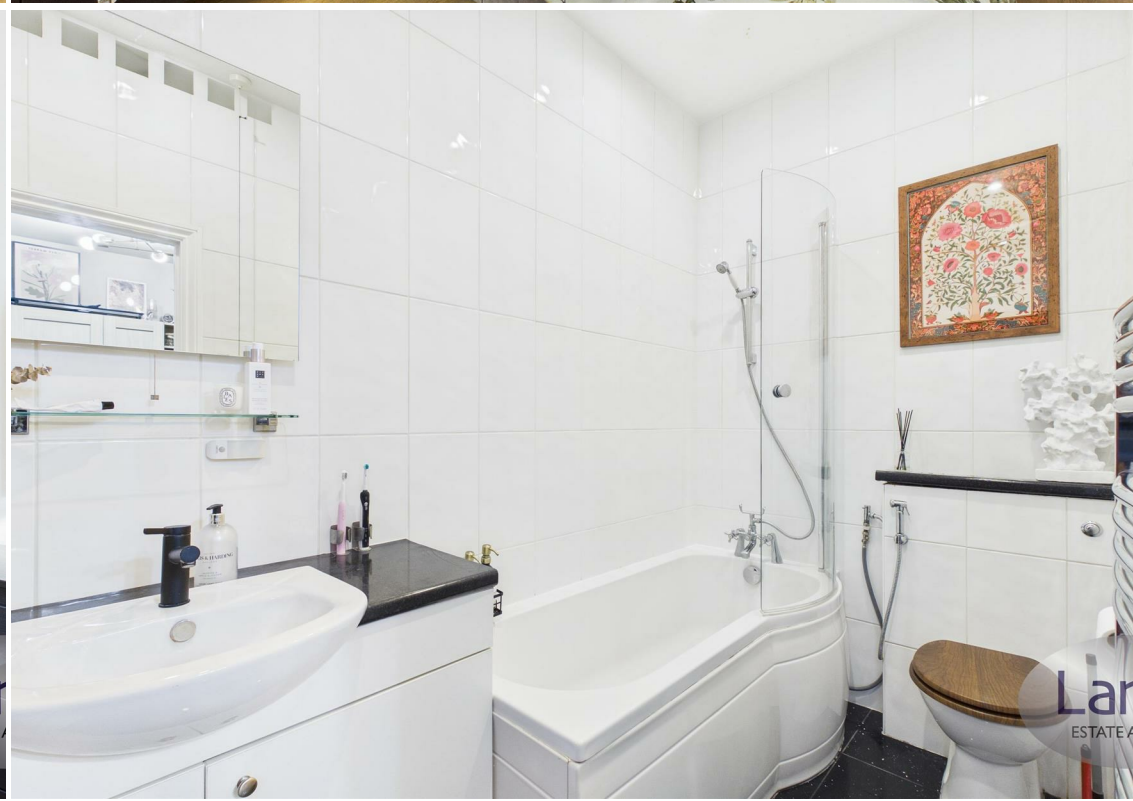
9'2" x 5'0" (2.79m x 1.52m)

**Courtyard Garden**

South Facing

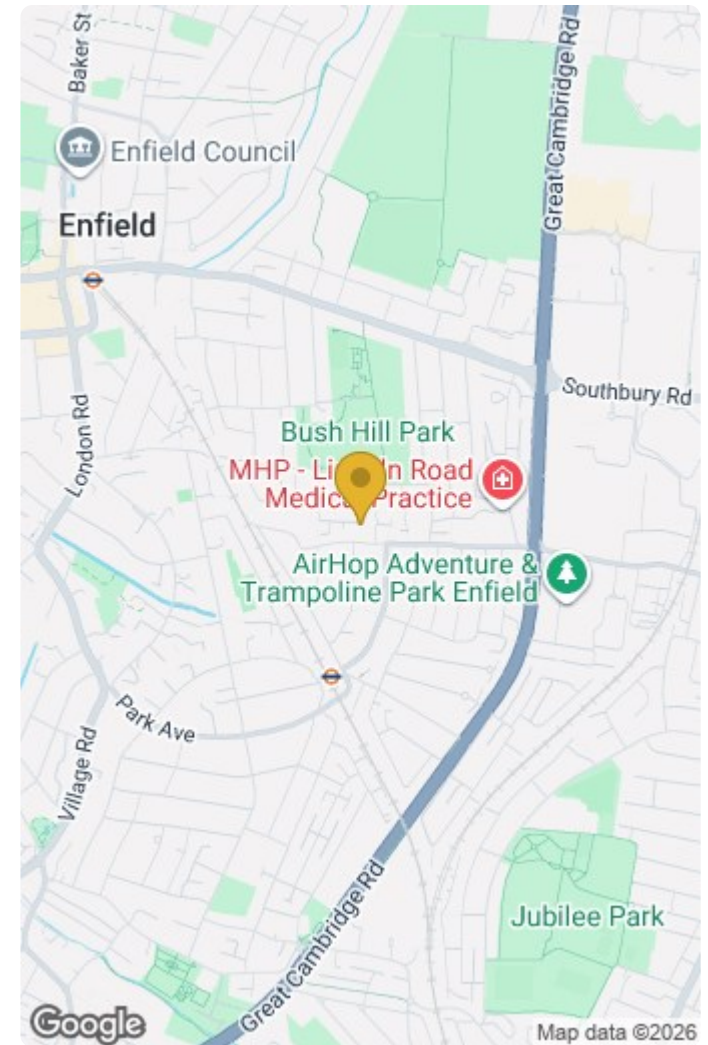
**Lanes Estate Agents Enfield Reference Number**

ET5327/AX/AX/AX/07042026





**Internal Floor Space -**  
**49.49sqm / 500.41sq ft**



**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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	77

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