



- 3 DOUBLE BEDROOM PROPERTY
- STUNNING CANAL SIDE PROPERTY
- OPEN PLAN KITCHEN/LIVING AREA
- PARKING SPACE

Government Row, Enfield, EN3 6JN

PRICE: £515,000 FREEHOLD

STUNNING CANAL SIDE PROPERTY with unrivalled river views to both front and rear aspect. Close to Enfield Lock BR Station for access to London. Parking. Private gated road. 3 double bedrooms, two bathrooms and guest WC. UNIQUE OPPORTUNITY . Chain Free.



Property Description

Exciting opportunity to purchase this modern lock side cottage built in an elegant Victorian mews style but offering the luxury of the modern build. The property benefits from some extravagant additions by the current vendors to include fitted shutters, high quality flooring, Italian style tiling and attractive replacement internal doors.

The location is unrivalled with stunning canal views at both the front and rear and neighbouring properties have created quirky Jetty seating areas to add to the enjoyment of the breath-taking river views from the rear gardens.

The property is well proportioned with three double bedrooms and two bathrooms to the first floor. Additionally subject to the usual planning consents the property could carry a loft conversion should you require more bedrooms space or work from home office. The luxury bathrooms are fully tiled and offer white modern suites.

The ground floor accommodation offers a traditional entrance hall which gives access to guest cloakroom/wc, there is formal lounge with views over the canal and the rear of the property offers modern open plan living eating area which again affords stunning river views. The living area has a modern fitted kitchen, separate dining area and additional seating/tv area with French doors giving access to the garden which is laid to astro-turf.

Private parking is afforded to the side of the property and offers one parking bay.

The location of Government Row is steeped in history and offers a romantic canal side atmosphere. However, the convenience for the commuter is that Enfield Lock Station is





close by offering a regular service in London and local bus routes offering transport to neighbouring towns. There are local shops for daily needs and schools for all ages are close by.

Being offered chain free viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

21' 6" x 6' 11" (6.55m x 2.11m)

GUEST CLOAKROOM/WC

6' 4" x 4' 0" (1.93m x 1.22m)

LOUNGE

17' 1" x 10' 5" (5.21m x 3.18m)

KITCHEN

13' 4" x 8' 8" (4.06m x 2.64m)

OPEN PLAN LIVING DINING AREA

20' 8" x 7' 9" (6.3m x 2.36m)

FIRST FLOOR LANDING

15' 8" x 6' 8" (4.78m x 2.03m)

MASTER BEDROOM

12' 3" x 10' 6" (3.73m x 3.2m)

EN-SUITE SHOWER ROOM

7' 2" x 6' 7" (2.18m x 2.01m)

BEDROOM TWO

13' 4" x 8' 9" (4.06m x 2.67m)

BEDROOM THREE

9' 7" x 9' 0" (2.92m x 2.74m)

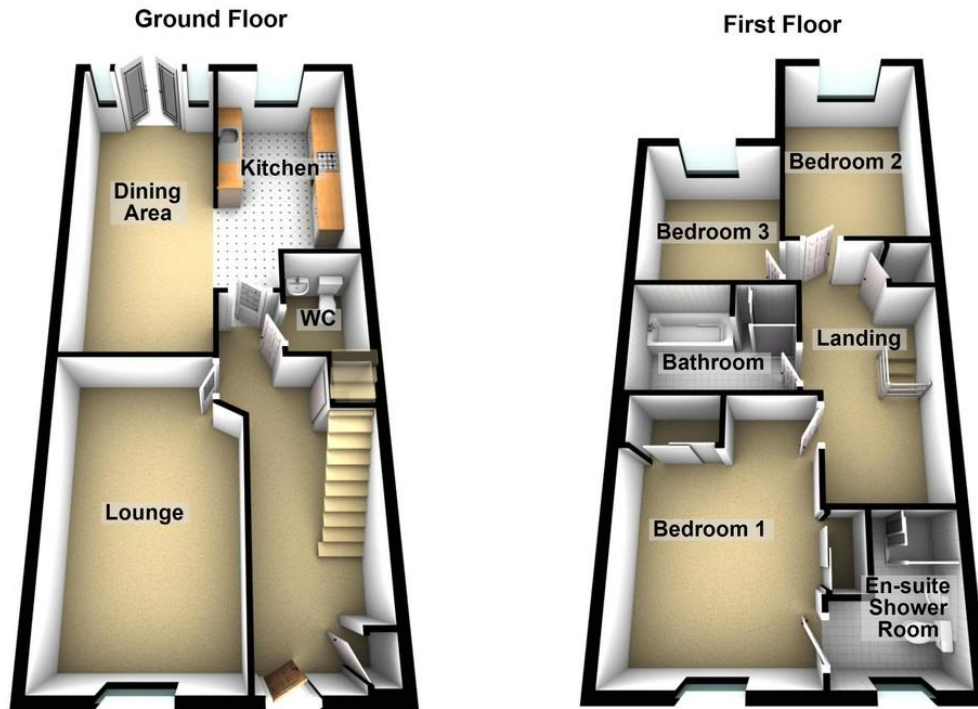
FAMILY BATHROOM

9' 7" x 6' 9" (2.92m x 2.06m)

EXTERIOR

The garden which is laid to astro-turf backs directly onto the canal and neighbouring properties have created a jetty area to fully benefit from the views.





PARKING

One allocated parking bay

CHARGES AND TENURE

As advised by seller but subject to clarification from your legal representative

Communal charge £382.03 per annum

Private road contribution £120.00 per annum

Freehold Title

Council Tax : Band E within Enfield borough council

UTILITIES AND SERVICES

Gas - Mains

Electricity - Mains

Water and Sewage - Mains

Broadband - Basic 2mbps, ultrafast 1000Mbps

Mobile Signal - Vodafone, Three, O2

Satellite/Fibre - BT and Sky

Flood Risk -Noted as very low

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements