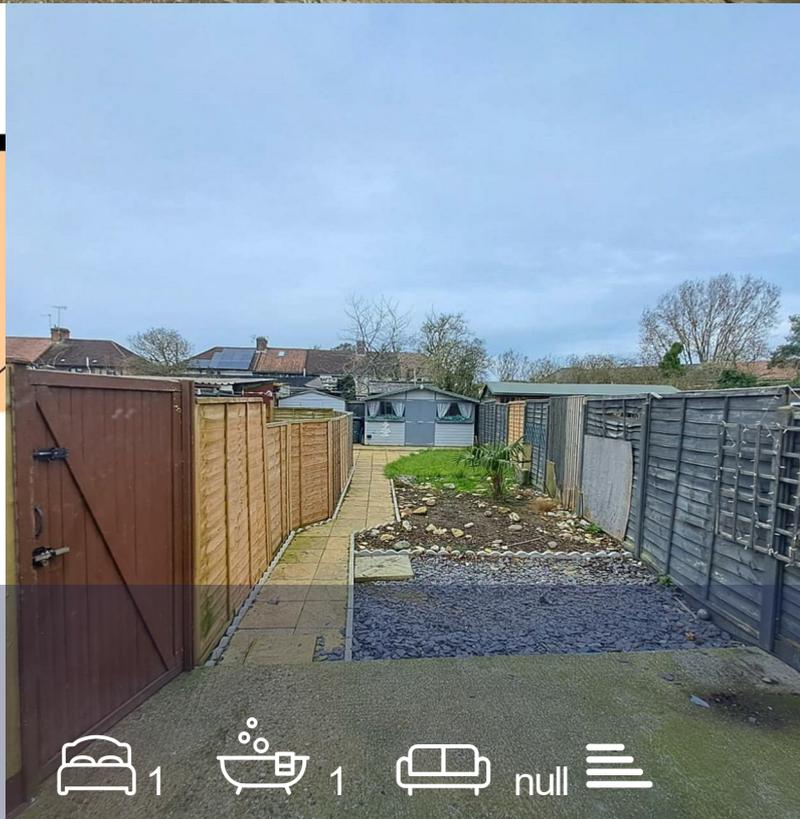
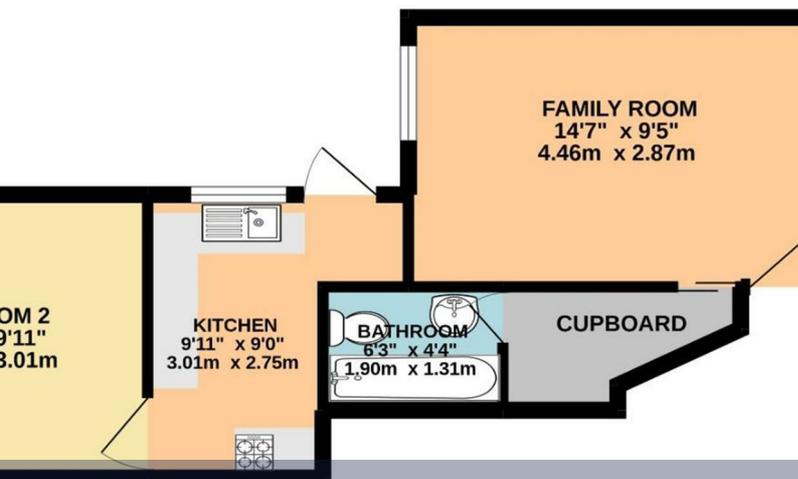




**GROUND FLOOR**  
424 sq.ft. (39.4 sq.m.) approx.



**173 Brimsdown Avenue**  
Enfield, EN3 5ES

**£1,500**

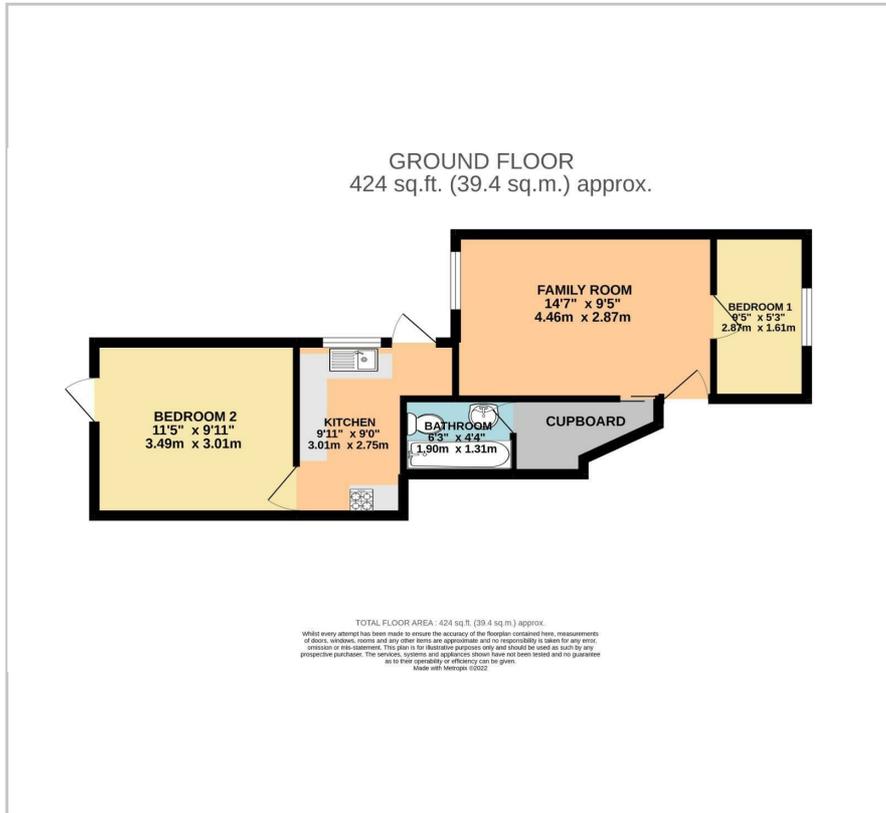
TOTAL FLOOR AREA: 424 sq.ft. (39.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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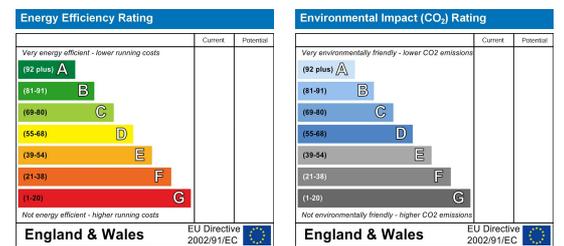
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sunshine Estates Office on 020 8066 5055 if you wish to arrange a viewing appointment for this property or require further information.



Sunshine Estates are proud to present this large 1 bedroom flat centrally located in Enfield only a 1 minute walk to Brimsdown Railway Station.

The flat consists of:

- Kitchen.
- Lounge area.
- 1 Bathroom.
- 1 Bedrooms.
- private garden.

See floor plans attached.

Available immediately! Please contact us to arrange a viewing.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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