



22 Derby Road
, Enfield, EN3 4AW
£1,750 Per month



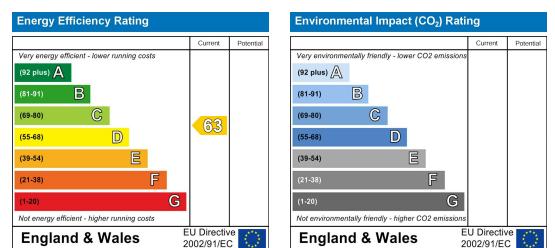
Floor Plan



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 is thrilled to present this charming 1-bedroom ground-floor flat with a private garden, perfectly located in the vibrant heart of Enfield.

This property offers a fantastic opportunity for those looking for both convenience and comfort. It's ideal for professionals, couples, or small families.

Transport Links:

- Just a 4-minute walk to the Lincoln Road Bus Stop.
- Only a 12-minute walk to Southbury Overground Station.

Local Amenities:

- Only 4 minutes on foot to the nearest medical practice for all your healthcare needs.
- A leisurely 20-minute stroll will take you to the beautiful Bush Hill Park, perfect for a weekend walk or a picnic.
- A 7-minute walk to the nearest grocery store, ensuring everything you need is within easy reach.
- Discover a wealth of culturally diverse restaurants in the area, offering an exciting range of cuisines just moments away.

This flat is ideal for anyone seeking a well-connected, convenient location with a variety of amenities at your



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.