



22 Derby Road

, Enfield, EN3 4AW

£1,750 Per month



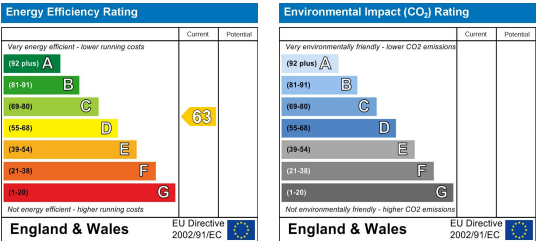
Floor Plan



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



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