



Enders Close, Enfield, EN2  
Chain Free £379,995 Leasehold

**Anthony Webb**  
ESTATE AGENTS



# Enders Close, Enfield, EN2

A rare opportunity to purchase this two bedroom, two bath/shower room coach house built 2008 with own front door and spacious garage. Situated away from the road, above three garages (one your own), this standalone first floor apartment is located off the Ridgeway, next to Chase Farm Hospital.

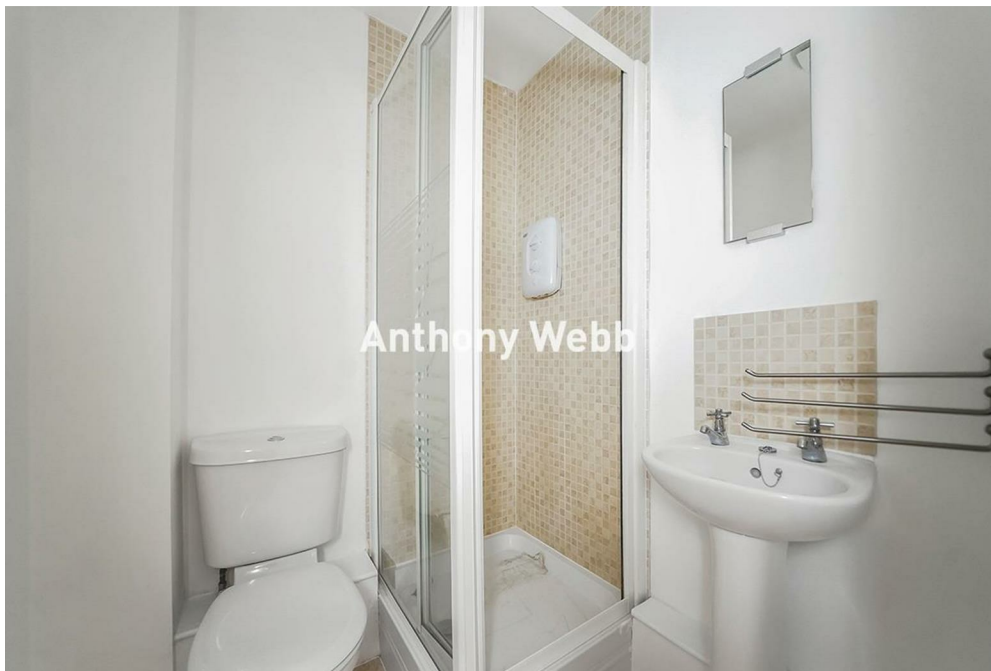
A private gated development close to Enfield Town's shops, restaurants, bus routes Gordon Hill and Enfield Chase's mainline stations. Within the catchment for The Wren Academy.

Own front door • Spacious living room with Juliette Balcony • Fitted kitchen with appliances • Family Bathroom • One double bedroom with En-suite shower room • A second bedroom • Loft space for storage • Double glazing • Gas central heating • Designated parking space and large garage located below lounge area.

Enfield Council Tax Band D  
Lease remaining 107 years  
Ground rent £175 p.a  
Service charges £1174.65 p.a

- Two bedrooms
- First floor apartment/coach house
- Living room
- Modern fitted kitchen
- Two bath/shower rooms
- Double glazing/Gas central heating
- Own front door/entrance
- Garage and parking space







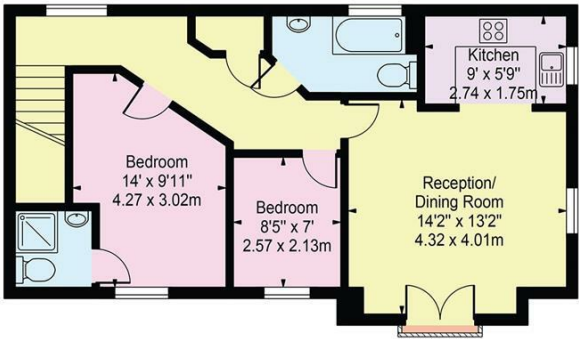
Enders Close  
Enfield  
EN2 8FJ

Tenure: Leasehold  
Gross Internal Area: 699.66 sq ft

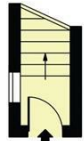


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(50-60) C	75	77
(39-48) D		
(29-38) E		
(19-28) F		
(1-18) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-48) D		
(29-38) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

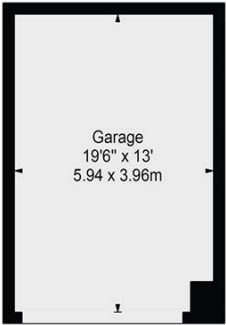
Enders Close, EN2 8FJ  
Approx. Gross Internal Area 681 Sq Ft - 63.27 Sq M  
(Excluding Garage)  
Approx. Gross Internal Area Of Garage 251 Sq Ft - 23.32 Sq M



First Floor



Ground Floor  
Entrance



For Illustration Purposes Only - Not To Scale

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