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## 22 Fairfield House 171 South Street, Enfield, EN3 4GR

**£325,000**

GATED PARKING FOR ONE CAR!

Lanes are delighted to offer this BEAUTIFULLY PRESENTED One-Bedroom Apartment on the Sixth Floor. The property is located off Alma Road and within proximity to all local shops, Schools, and amenities. Ponders End train station (serving London Liverpool Street/Tottenham Hale) is located next to the development.

Benefits include a Video-Entryphone System, Large Entrance Hall, Utility Cupboard for storage and plumbing for the washing machine, a 25ft Open Plan Lounge & Kitchen, Modern Fitted Kitchen with Integrated Appliances, a Modern Bathroom Suite, Direct Access to Own Private Balcony from Lounge, Double Bedroom with Fitted Wardrobe, Double Glazing, Gas Central Heating, Gated Allocated Parking for one car, Long Lease 240 Years.

**Door To**

**Open Plan Lounge/Kitchen**

**Balcony**

**Bedroom**

12'2 x 12'6 (3.71m x 3.81m)

**Barthroom**

**Utility Cupboard**

**Exterior**

Allocated Gated Parking for one Car

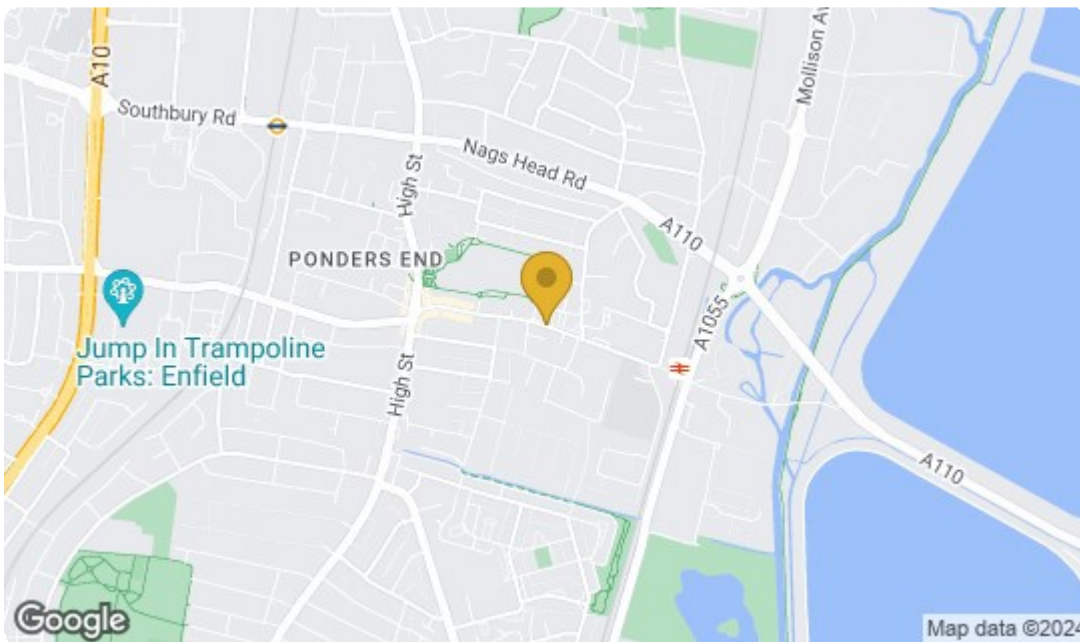
**Reference**

CH6446/PL/PL/PL/05042024 - Cheshunt Estate Agents

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	86	86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

