



59 Peregrine Point, 1 Alma Road – EN3 4FU

£290,000 Leasehold

Fully fitted, sleek kitchen with integrated appliances • Modern bathroom with contemporary fixtures • 245 Years Lease • 5 Years New Build Warranty • Lift access and secure entry system • Plenty Of Storage • Private Balcony
• On the doorstep of Ponders End Train Station • Breathtaking Views



**HIGHCASTLE
ESTATES**

020 3026 4420
sales@hceuk.com

A stylish, modern apartment in a sought-after Enfield location, on the doorstep of Ponders End Station. Ideal for first-time buyers or investors, offering excellent transport links, local amenities, and a vibrant community setting.

Council Tax band: B

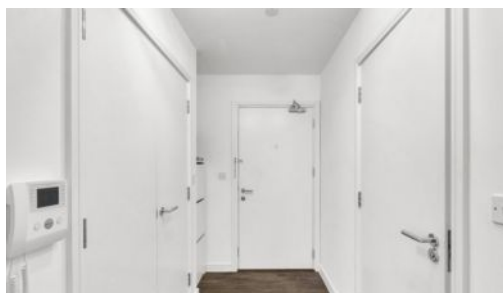
Tenure: Leasehold

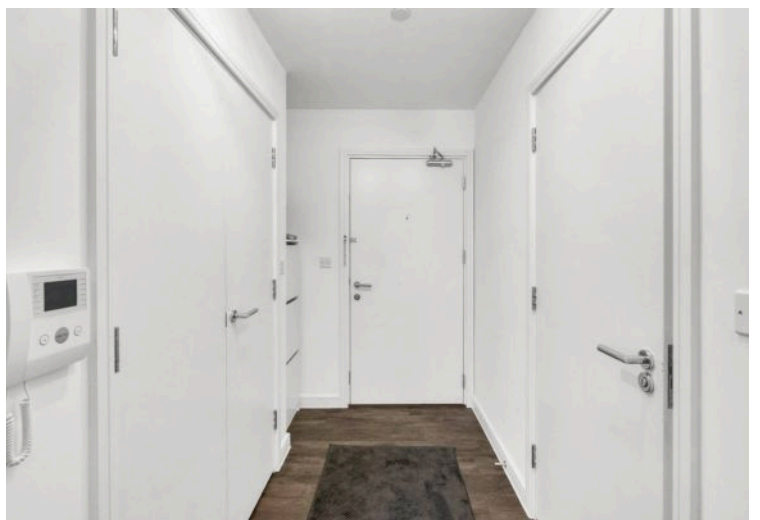
EPC Energy Efficiency Rating: B

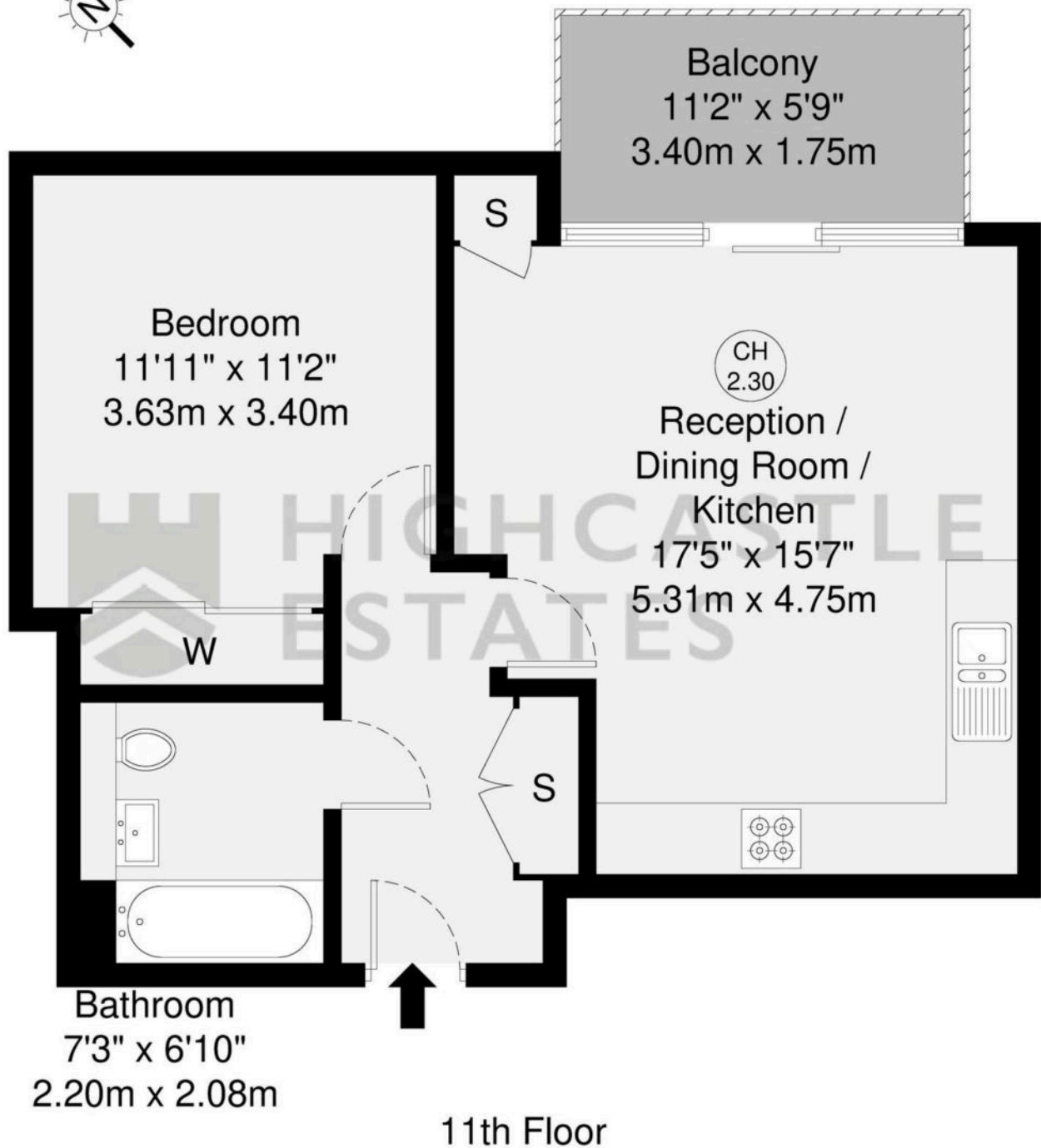
EPC Environmental Impact Rating: A



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GROSS INTERNAL AREA (GIA)
The footprint of the property
48.6 sq m / 523 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.4 sq m / 25 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
5.9 sq m / 63 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison
VUE**

You can include any text here. The text can be modified upon generating your brochure.