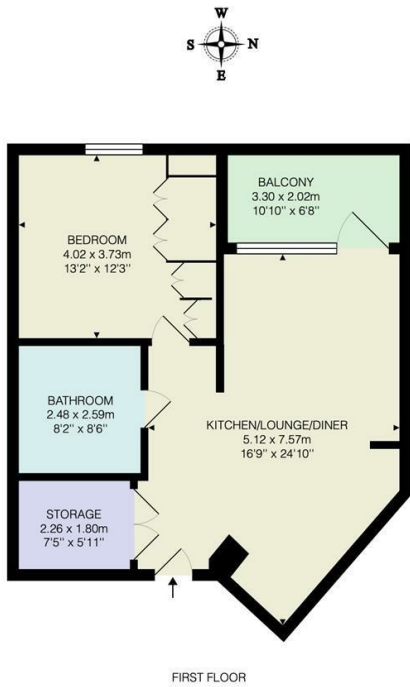




Kitchen/ Lounge/ Diner
16'9" x 24'10"

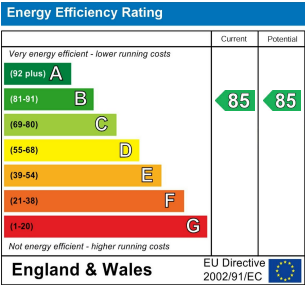
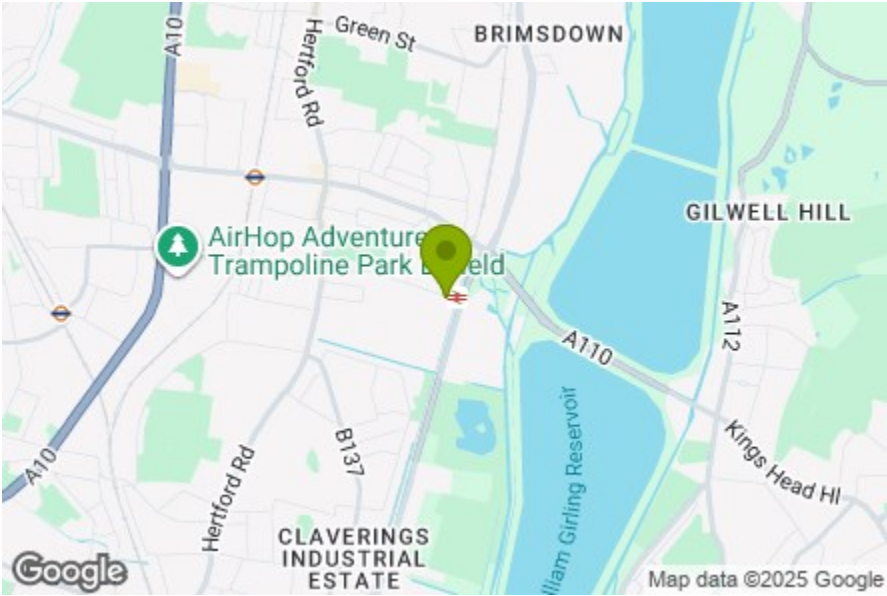
Balcony
10'9" x 6'7"

Bedroom
13'2" x 12'2"

Bathroom
8'1" x 8'5"

Storage
7'4" x 5'10"

Total Area (Excluding Balcony): 57.8 m² ... 622 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



SOUTH STREET, ENFIELD
Guide Price £300,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- First Floor
- Moments from Ponders End Station
- Approx. 622 Square Foot
- Private Balcony
- Short Walk to The Lea Valley Nature Reserve

GUIDE PRICE - £300,000 to £325,000

If you're a fan of modern living, this stylish one-bedroom apartment on the first floor could be just what you're after. Set within a popular purpose-built development, it offers 622 sq ft of thoughtfully designed space, complete with secure entry, a bright open-plan kitchen and reception area, and your very own west-facing balcony. Perfectly placed for both work and play, it's moments to Ponders End station (links to Tottenham Hale and London Liverpool Street). And when you're ready to slow things down, the Lea Valley Nature Reserve —one of London's best-loved green spaces—is right on your doorstep, making it an ideal choice for professionals, first-time buyers, or investors.

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IF YOU LIVED HERE

Enjoy the peace of mind provided by a video entry system, lift access and well-maintained and secure communal areas in this stylish development.

Step into your new home and you'll find engineered wood flooring flowing seamlessly throughout the kitchen/reception—setting the tone for this bright, modern home. There's a large walk-in double cupboard just by the entrance, an unusual feature in an apartment of this size, offering plenty of space for seasonal items as well as everyday essentials.

The open-plan kitchen and reception room is flooded with natural light thanks to its west-facing aspect, so expect sunlight from midday right through to sunset. The space feels airy and open, with spotlights adding just the right mood for evening wind-downs. White decor throughout creates a calm, contemporary look that's effortlessly stylish.

The kitchen is cleverly designed to make the most of both storage and prep space. Taupe cabinetry, accented with industrial stone-style finishes, houses high-quality integrated appliances. There's plenty of room for a dining table too—perfect for casual meals or dinner with friends

Step through the glazed door and you'll find your private balcony, sheltered and with tiled flooring perfect for alfresco dining or kicking back with a book and a coffee.

The bathroom continues the sleek theme, with a white suite including a rain-head shower over the bath, an integrated vanity sink, and elegant textural and plain taupe tiling. With a wide mirrored cabinet, it's got a calm, spa-like feel that makes every day a little more luxurious.

At the front of the apartment, the double bedroom is generously sized at just over 162.36 ft². A full-height window fills the room with sunlight throughout the day, while plush grey carpet underfoot adds warmth and comfort from the moment you wake up. There's even a convenient bank of built-in wardrobes and additional storage space.

WHAT ELSE

Ponders End Station – Just a short walk away, offers swift connections to London Liverpool Street in approximately 20 minutes and Tottenham Hale in around 5 minutes, with access to the Victoria Line and Stansted Express.

Local Convenience – Within close proximity to a variety of shops, cafes, restaurants, reputable schools and green spaces.

The area boasts several parks and open spaces in addition to Lea Valley Park, such as Albany Park and Durants Park, providing opportunities for outdoor activities, relaxation, and community events



A WORD FROM THE OWNER.....

"This apartment has been a wonderful home, offering both comfort and practicality. It's in excellent condition throughout, with high-quality finishes that give it a modern yet welcoming feel. One of its standout features is the exceptional storage – we've had bespoke cupboards fitted to maximise space, and the property also includes a very large private storage room, which has been incredibly useful.

The location is truly unbeatable. Positioned directly opposite Ponders End Station, you can reach Liverpool Street and central London in under 20 minutes, making commuting and city life easily accessible.

We've really enjoyed being part of this warm and friendly community. The residents in the block are welcoming and supportive — we even have a WhatsApp group to stay in touch, share updates, and help each other out. The property management has also been excellent, consistently responsive and quick to assist with any queries or concerns.

The area itself continues to grow in appeal, with ongoing regeneration bringing new shops, green spaces, and walking routes that have enhanced the local lifestyle."

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