



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



2

Bedrooms



1

Bathroom



Mantlestates.com



Mantlestates.com



Mantlestates.com

This spacious two-bedroom flat in Enfield offers a comfortable living space with one bathroom and a reception area. The modern kitchen is well-equipped, and the property includes access to communal gardens and parking facilities. Situated in a convenient location, this flat provides easy access to local amenities and transport links.

Located at Amesbury Court, Crofton Way in Enfield, this two-bedroom flat presents a practical living arrangement. The property features one bathroom and a reception area, offering ample space for relaxation and entertainment. The flat benefits from large windows, allowing natural light to fill the rooms, creating a bright and airy atmosphere.

The bedrooms are well-sized, with space for storage and comfortable furnishings. The bathroom is equipped with contemporary fixtures, including a bathtub with an overhead shower. The reception area provides a versatile space, suitable for both dining and lounging.

Residents have access to communal gardens, offering a pleasant outdoor space to enjoy. Parking is available on-site, ensuring convenience for vehicle owners. The flat is situated in a well-maintained building, contributing to a peaceful and secure living environment.

Enfield is known for its excellent transport links, with easy access to central London via nearby train stations and bus routes. The area offers a variety of local amenities, including shops, restaurants, and parks, providing a vibrant community atmosphere. The property's location in Enfield ensures residents can enjoy both the tranquility of suburban living and the convenience of urban amenities.

The flat is an ideal choice for individuals or small families seeking a comfortable home in a well-connected area. With its practical layout and modern features, this property offers a balanced living experience in the heart of Enfield.

ENTRANCE: 6' 06" x 4' 05" (1.98m x 1.35m)
Video entry phone. **STORAGE CUPBOARD:** 3'07" x 2'02"

LOUNGE: 17' 00" x 11' 09" (5.18m x 3.58m)
Double-glazed doors to Juliet Balcony, coving to ceiling, radiator, wall lights x 2.

KITCHEN: 8' 03" x 10' 00" (2.51m x 3.05m)
Double-glazed window to rear aspect, wall and floor standing kitchen units, storage cupboard, electric hob, electric oven, extractor, butler sink with mixer tap, quartz worktop, storage cupboard, gas central heating boiler, plumbed for washing machine.

BATHROOM: 6' 06" x 5' 04" (1.98m x 1.63m)
Heated towel rail, low-level flush water closet, wash hand basin with mixer tap in vanity unit, panel bath with mixer tap and wall-mounted shower, extractor, tiled walls.

BEDROOM ONE: 9' 05" x 13' 08" (2.87m x 4.17m)
Double-glazed doors to Juliet Balcony, radiator, and coving to the ceiling.

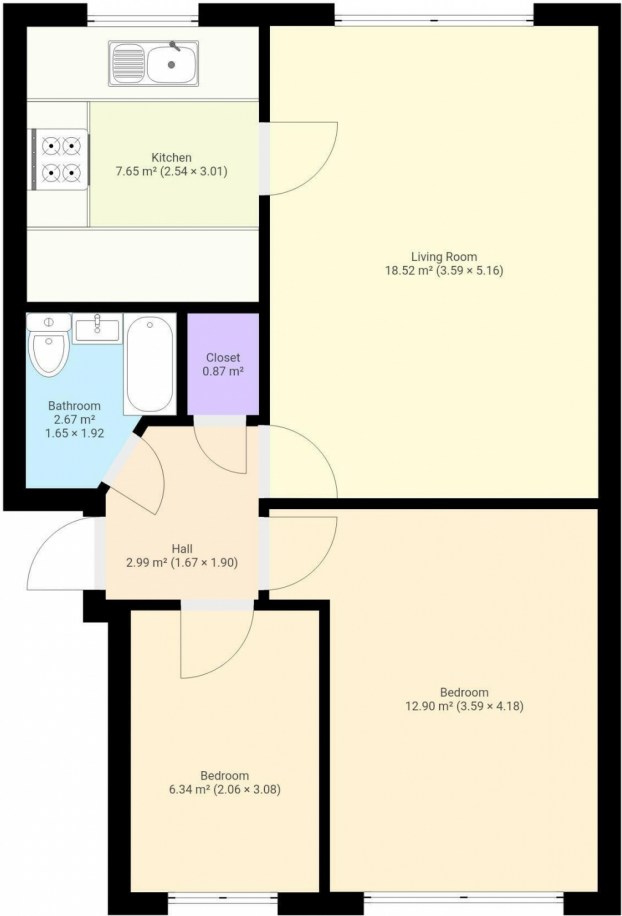
BEDROOM TWO: 10' 02" x 6' 08" (3.10m x 2.03m)
Double-glazed doors to Juliet Balcony, coving to ceiling, and a radiator.

GARAGE EN-BLOC



£360,000

Amesbury Court, 11 Crofton Way, Enfield EN2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Amesbury Court, 11 Crofton Way, Enfield EN2

