



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£360,000

**TENURE : SHARE OF
FREEHOLD**

Amesbury Court, 11 Crofton Way, Enfield EN2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**BEAUTIFULLY PRESENTED
TWO BEDROOM FIRST FLOOR
FLAT**

976 YEAR LEASE S.O.F.H

SET IN QUIET LOCATION

**EASY ACCESS TO GORDON
HILL & ENFIELD CHASE TRAIN
STATION**

**NEAR TO CHASE FARM
HOSPITAL**

**GARAGE AND COMMUNAL
PARKING**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



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







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	

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