



Alma Road, Enfield, EN3

BUTLER & STAG



***PRICE GUIDE £375,000 -
£400,000 ***

A stunning, two double bedroom apartment located in the prestigious Peregrine Point. Private Balcony with far reaching views. Allocated Parking. Liverpool Street 24 Minutes, Long Lease.



Leasehold

- Two Double Bedroom
- High Specification Fixtures & Fittings Throughout/Excellent Storage
- Lift To All Floors
- Stunning Open Plan Kitchen/Reception Room
- Private Balcony To Reception & Bedroom One
- Gated Allocated Parking

Welcome to this stunning two double bedroom apartment located in the landmark Peregrine Point building in Enfield! This nearly new property boasts a spacious 745 sq ft of living space, perfect for comfortable living.

As you step inside, you are greeted by a bright open plan kitchen/reception room that is ideal for entertaining guests or relaxing after a long day. The private balcony offers a lovely outdoor space to enjoy a morning coffee or unwind in the evening.

This apartment is not only aesthetically pleasing but also practical, with one bathroom and parking for one vehicle, ensuring convenience for residents. The high specification throughout the property adds a touch of luxury to everyday living.

Situated in a prime location, this property offers excellent access to Liverpool Street via Ponders End Station, making commuting a breeze. Additionally, with a long lease and allocated parking, this apartment provides both security and peace of mind for its residents.

Don't miss out on the opportunity to make this modern flat your new home. Contact us today to arrange a viewing and experience the charm of living in this beautiful home.

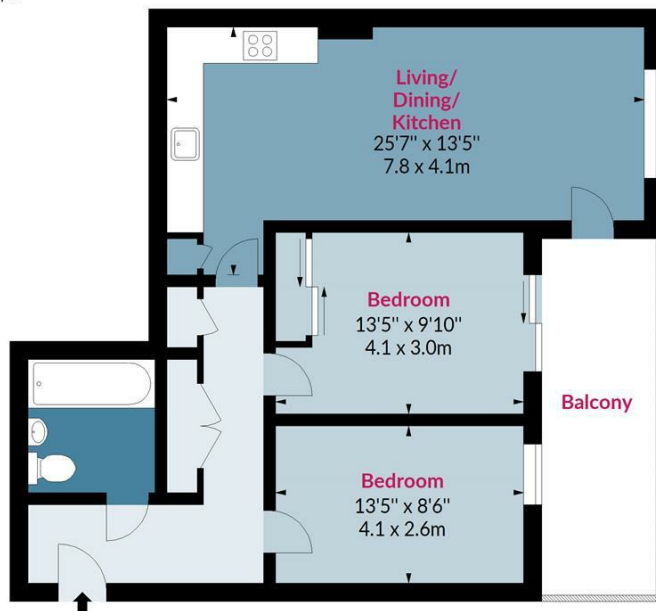




Peregrine Point, EN3

Approx. Gross Internal Area 745 Sq Ft - 69.21 Sq M
Approx. Gross Balcony Area 121 Sq Ft - 11.24 Sq M

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Sixth Floor

Floor Area 745 Sq Ft - 69.21 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 29/5/2024

BUTLER & STAG

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.