

POSTERN GREEN

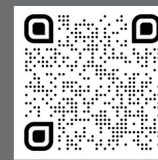
ENFIELD - EN2

THOMAS
JAMES
ESTATE AGENTS



- ONE BEDROOM APARTMENT
- TWO BATHROOMS
- COMMUNAL GARDEN

- LEASEHOLD
- ALLOCATED UNDERGROUND PARKING
- WALKING DISTANCE TO TRANSPORT



FOR SALE
£340,000
LEASEHOLD

POSTERN GREEN

ENFIELD - EN2

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ONE BEDROOM APARTMENT

£340,000 LEASEHOLD

IN BRIEF

Everything about this spacious one bedroom apartment is immaculate, from its stylish interior to the superbly maintained communal gardens.

Tucked away at the end of a quiet cul-de-sac, it's within easy walking distance of Enfield Chase station and within a mile of the town centre of Enfield.

PROPERTY DESCRIPTION

This one bedroom apartment is the size of many two bedroom flats, with 690 square feet of space including the top floor eaves.

This floor is home to the master bedroom suite, with the open plan living room, main bathroom, hallway, and storage cupboards on the first floor below. The front door is also on the first floor, and this brings you into the carpeted hallway which has a built-in under stairs cupboard.

Straight ahead is the main living room and a south-facing full height glazed window that provides excellent light and a lovely leafy view. Measuring 26'5" by 17'6", this light and airy open plan space has a welcoming wood floor and ample room for lounge, dining, and kitchen areas.

The lounge area is ideally placed to enjoy the view, whilst the kitchen is neatly tucked away in the rear corner. It's well-equipped, with fitted wall and floor cupboards that wrap around two walls and house smart integrated appliances. Glossy metro-tiled walls reflect the plentiful natural light from a wide window, and the floor has glossy black tiles in keeping with the monochrome colour scheme

COUNCIL TAX BAND: B
Enfield Council

Service Charge: £1900pa
Ground Rent: 150pa

181 Year Lease on
completion
LEASEHOLD



POSTERN GREEN

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PROPERTY DESCRIPTION CONTINUED...

Also on this floor is the main bathroom. This serene all-white space has a modern bath with a mixer shower attachment, a curved washbasin console, and a freestanding WC.

The main bedroom suite on the floor above comprises a large double bedroom, an en suite shower room, a walk-in wardrobe, and built-in eaves storage cupboards. The bedroom is carpeted and measures a generous 14'2" by 13'5". It has excellent natural light thanks to a large Velux skylight. The shower room has stunning mosaic-tiled walls and is fitted with a shower enclosure, wall hung washbasin, and WC.

The apartment is located on the first and second (loft) floors of a well-maintained low rise modern block surrounded by glorious gardens. It comes with an allocated parking space in the residents' underground car park.

LOCAL AREA

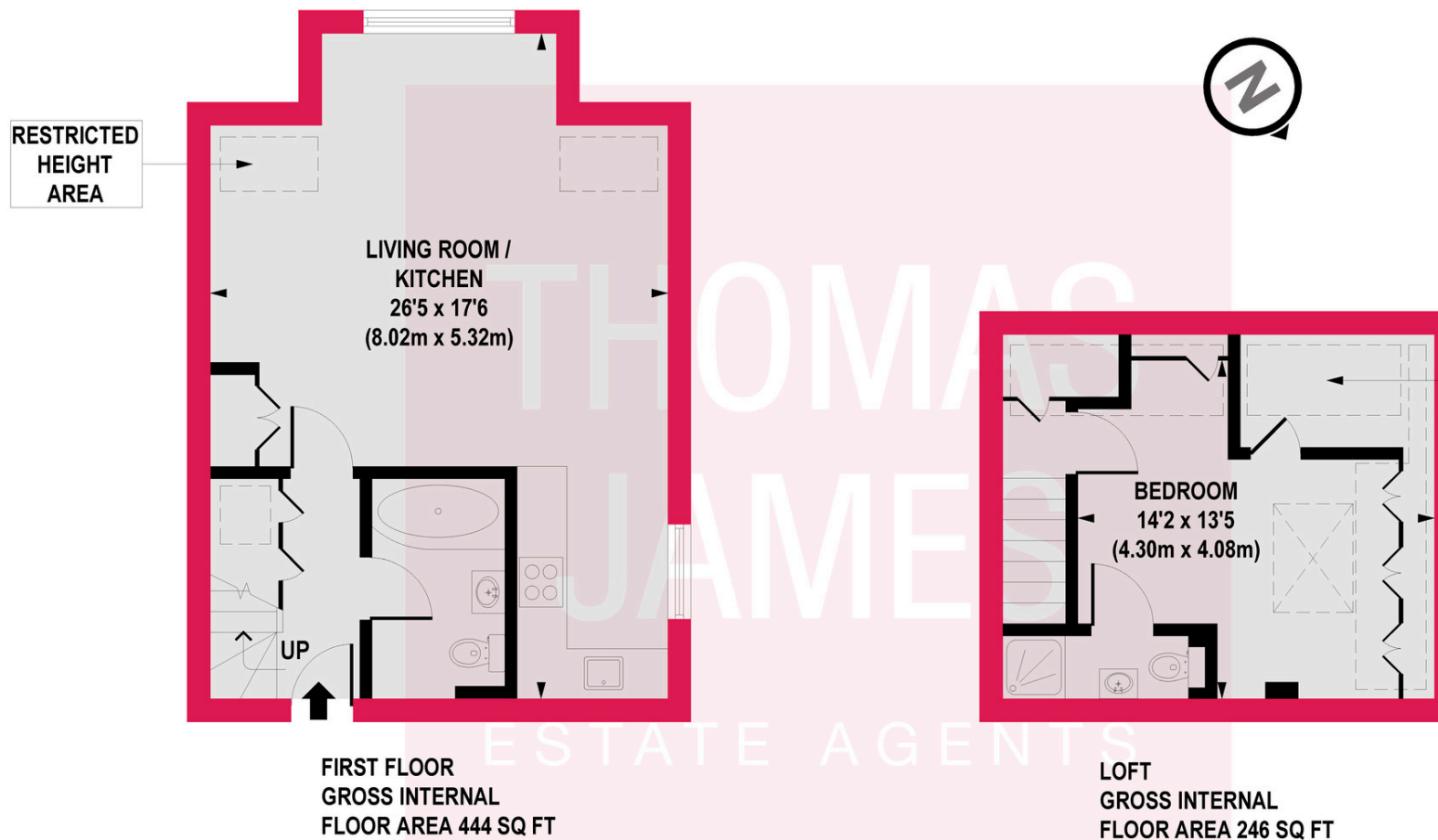
- This is a friendly neighbourhood, with a wide selection of local shops, cafes and restaurants along Bounds Green Road, and numerous town centre amenities and a large shopping centre in Wood Green less than a mile away.
- Transport links are excellent. The apartment is a mere five minute stroll from the stations at Bowes Park and Bounds Green. The former offers sub-20 minute train journeys to King's Cross, and the latter Piccadilly Line services direct to the West End and beyond.
- There's plenty of green space nearby, ranging from Springfield Community Park (a five minute walk) to 200-acre Alexander Park (a 15 minute walk).

VIDEO



TRANSPORT





RESTRICTED HEIGHT AREA

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 691 sq. ft / 64.15 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 569 sq. ft / 52.88 sq. m (Excluding Restricted Height Area)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

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