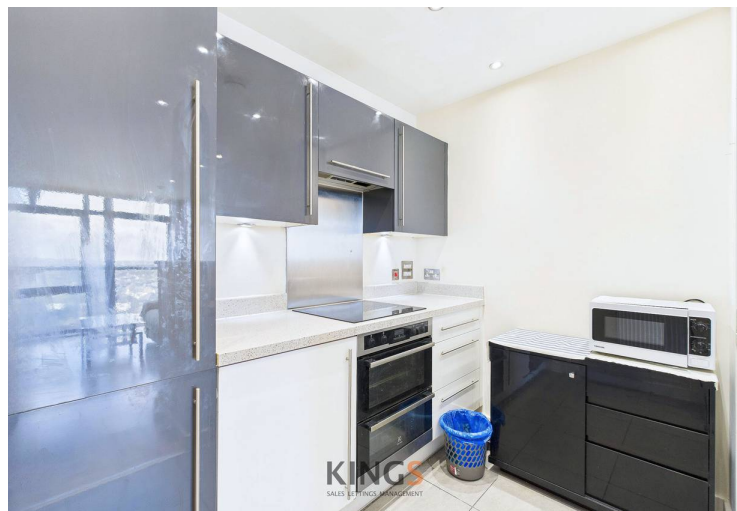




## Powell House, 4 Dunstan Mews – EN1 1GF

£295,000 Leasehold

SEVENTH FLOOR APARTMENT • ONE DOUBLE BEDROOM • OPEN PLAN KITCHEN/LIVING ROOM • MODERN BATHROOM •  
BALCONY • ALLOCATED PARKING • LIFT SERVICED BLOCK • GATED DEVELOPMENT • MOMENTS FROM TRAIN STATION  
• EPC RATING – B

**KINGS**  
SALES LETTINGS MANAGEMENT

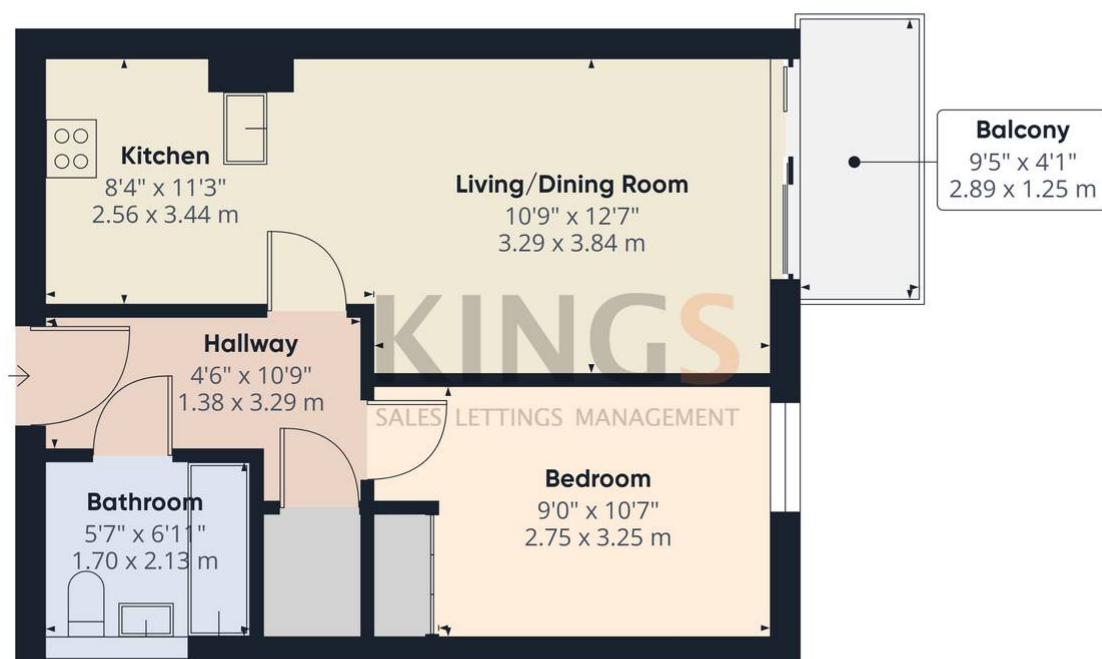


Available for sale on a chain free basis is this well presented one double bedroom seventh floor apartment in a dual lift serviced block. The apartment comprises an entrance hall with storage and airing cupboard, spacious open plan living/dining room with kitchen and balcony with stunning views over rooftops and countryside, a double bedroom with fitted wardrobes and a modern bathroom. This home further benefits from well maintained communal areas, allocated parking bay within the gated development, moments from the abundant amenities of Enfield Town including shops, eateries and Enfield Town Rail Station.



Council Tax band: C  
Tenure: Leasehold  
EPC Energy Efficiency Rating: B  
EPC Environmental Impact Rating: B





Approximate total area<sup>(1)</sup>

462 ft<sup>2</sup>  
42.8 m<sup>2</sup>

Balconies and terraces

39 ft<sup>2</sup>  
3.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

