

Flat 11, 171, Fairfield House South Street, Enfield, EN3 4GR
Offers in excess of £375,000



PINDROP PROPERTY

2 2 1 B



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Council Tax Band: C

Chain Free Step into modern living with this stunning two-bedroom, two-bathroom apartment, perfectly positioned on the third floor of a sought-after development within close walking distance to Ponders End Train Station (Links to Tottenham Hale and London Liverpool Street). Designed for comfort and style, this home boasts a spacious layout, high-quality finishes and an abundance of natural light.

Key Features:

Spacious Open-Plan Living – A bright and airy kitchen/reception area with sleek, modern fittings, perfect for entertaining or unwinding after a long day.

Exceptional Outdoor Space – Dual access to a large private balcony, plus two Juliet balcony doors, ensuring plenty of fresh air and natural light.

Two Double Bedrooms – Generously sized rooms, with the master bedroom benefiting from an ensuite bathroom for added convenience.

Modern Bathrooms – A stylish three-piece family bathroom and a contemporary ensuite to the master bedroom, both featuring high-end finishes.

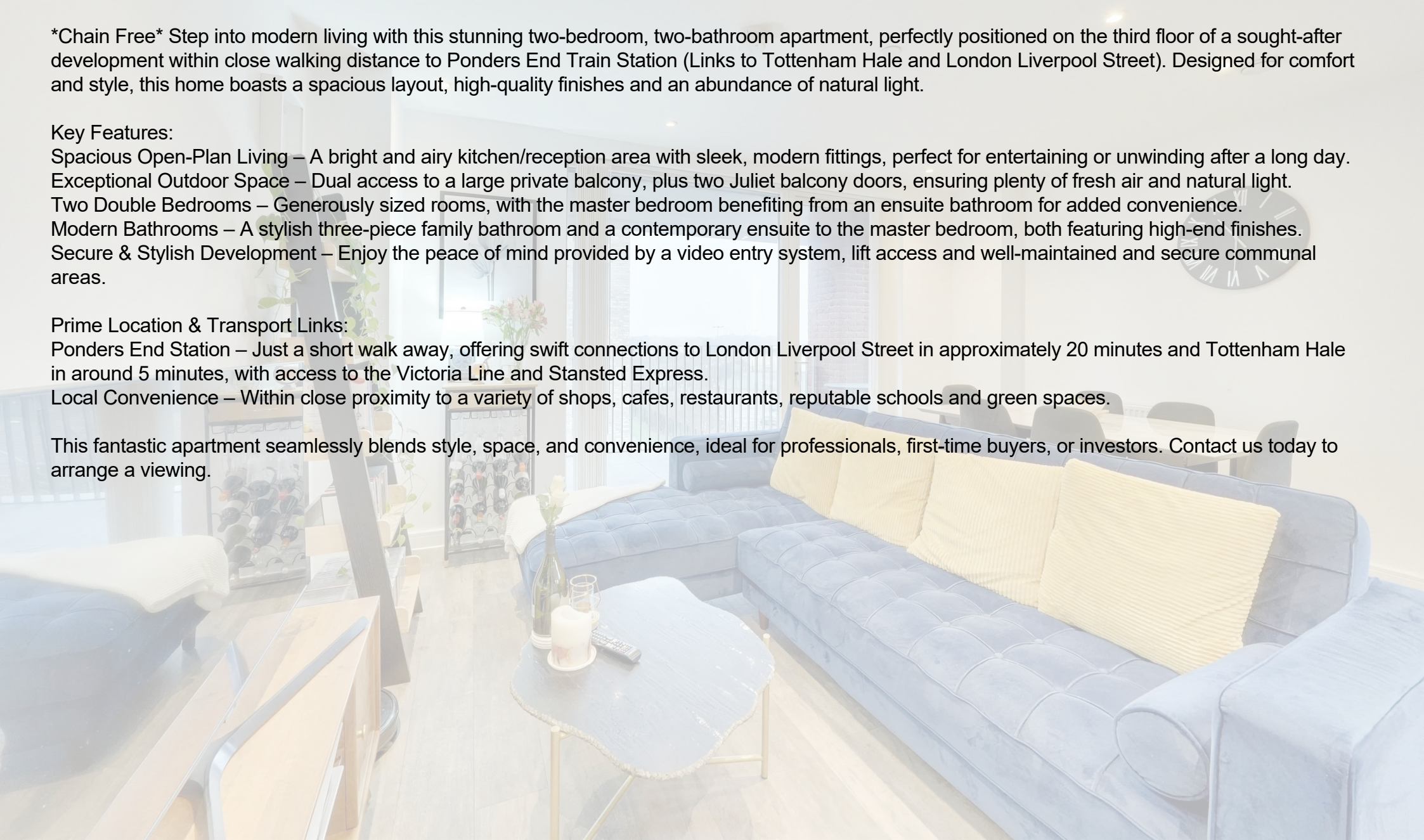
Secure & Stylish Development – Enjoy the peace of mind provided by a video entry system, lift access and well-maintained and secure communal areas.

Prime Location & Transport Links:

Ponders End Station – Just a short walk away, offering swift connections to London Liverpool Street in approximately 20 minutes and Tottenham Hale in around 5 minutes, with access to the Victoria Line and Stansted Express.

Local Convenience – Within close proximity to a variety of shops, cafes, restaurants, reputable schools and green spaces.

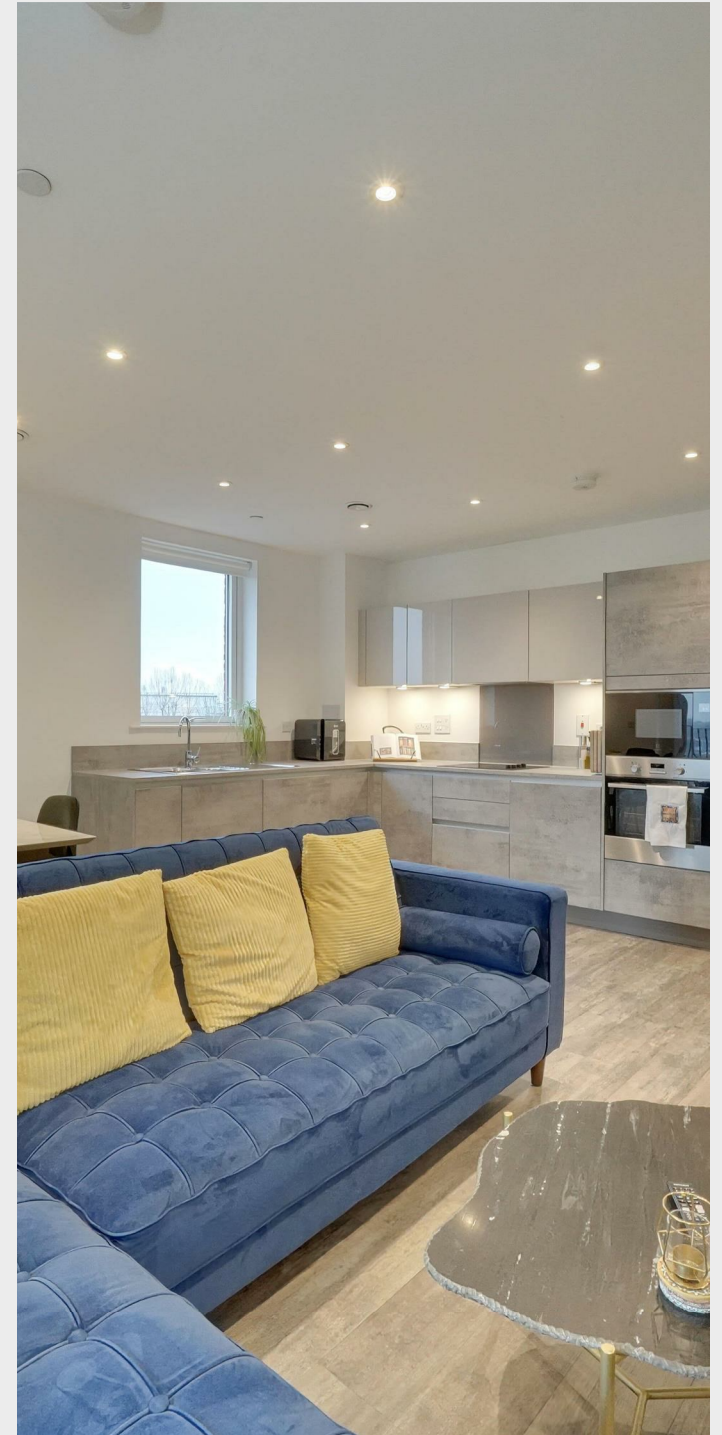
This fantastic apartment seamlessly blends style, space, and convenience, ideal for professionals, first-time buyers, or investors. Contact us today to arrange a viewing.

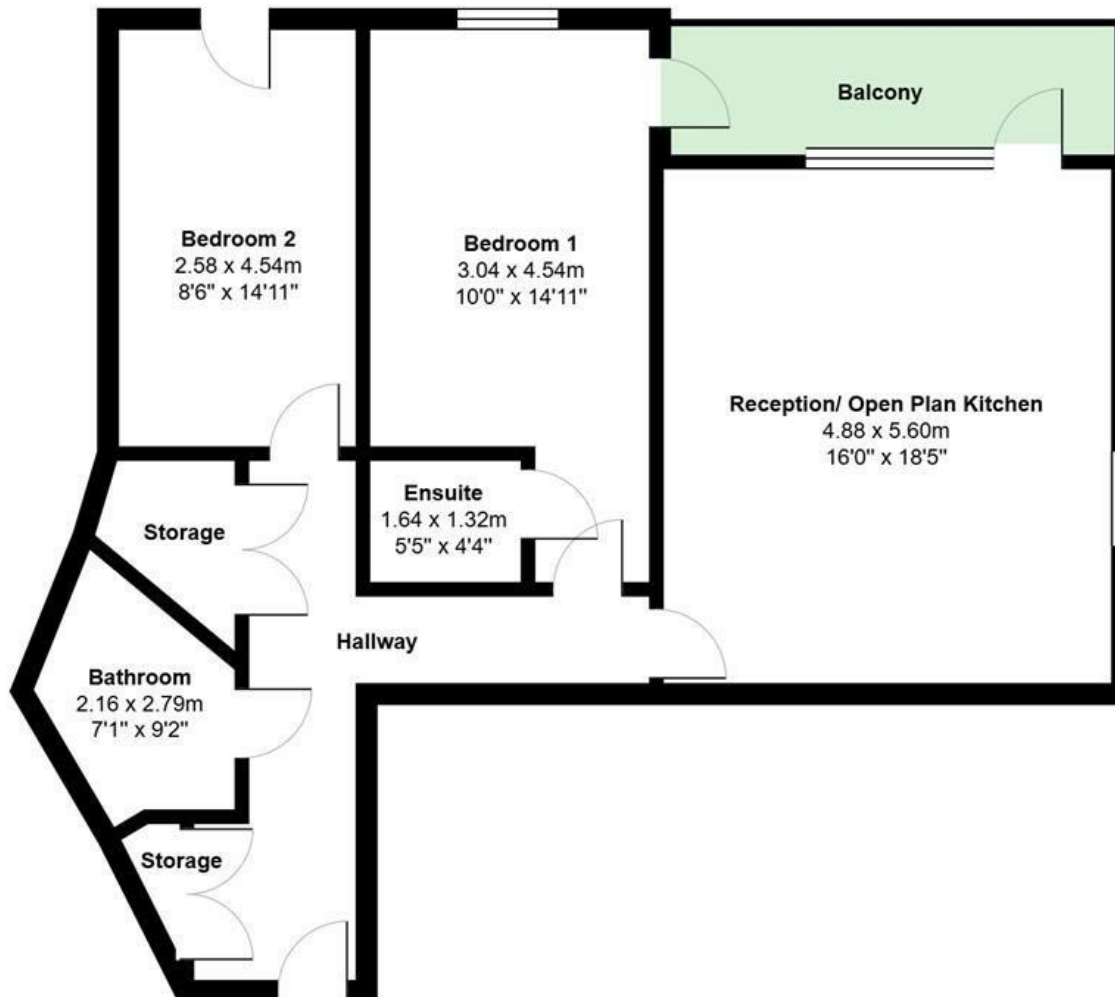






- Chain Free
- Third floor apartment with lift access
- Two double bedrooms, Master bedroom with ensuite
- Ample storage space
- Ponders End Station within walking distance
- Secure video entry system
- Large private balcony with dual access
- Long Lease of over 240 Years
- NHBC warranty
- Close to reputable schools and nurseries





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Third Floor

Total Area: 79.0 m² ... 850 ft² (excluding balcony)

All measurements are approximate and for display purposes only

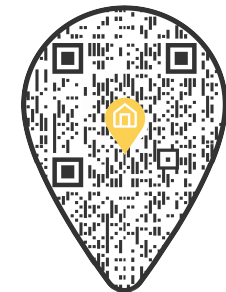


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		