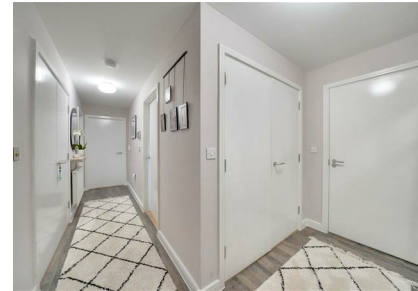


Flat 17 Fairfield House, 171 South Street, Enfield, EN3 4GR
Offers in excess of £375,000



PINDROP PROPERTY



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Offers in excess of £375,000

Council Tax Band: C

Chain Free Experience modern living in this impressive fifth-floor, two-bedroom, two-bathroom apartment, set within a sought-after development just a short walk from Ponders End Train Station. Designed for both comfort and style, this beautifully presented apartment offers a spacious layout, contemporary finishes and an abundance of natural light throughout.

Key Features:

Bright & Spacious Open-Plan Living – A sleek, modern kitchen seamlessly flows into the reception area, creating the perfect space for entertaining or relaxing.

Expansive Private Balcony – Large balcony, offering an ideal outdoor retreat with fantastic views.

Two Well-Proportioned Bedrooms – Both double bedrooms provide generous space, with the master benefiting from a stylish en-suite bathroom.

Contemporary Bathrooms – A modern three-piece family bathroom and an en-suite to the master bedroom, both featuring high-end fixtures and finishes.

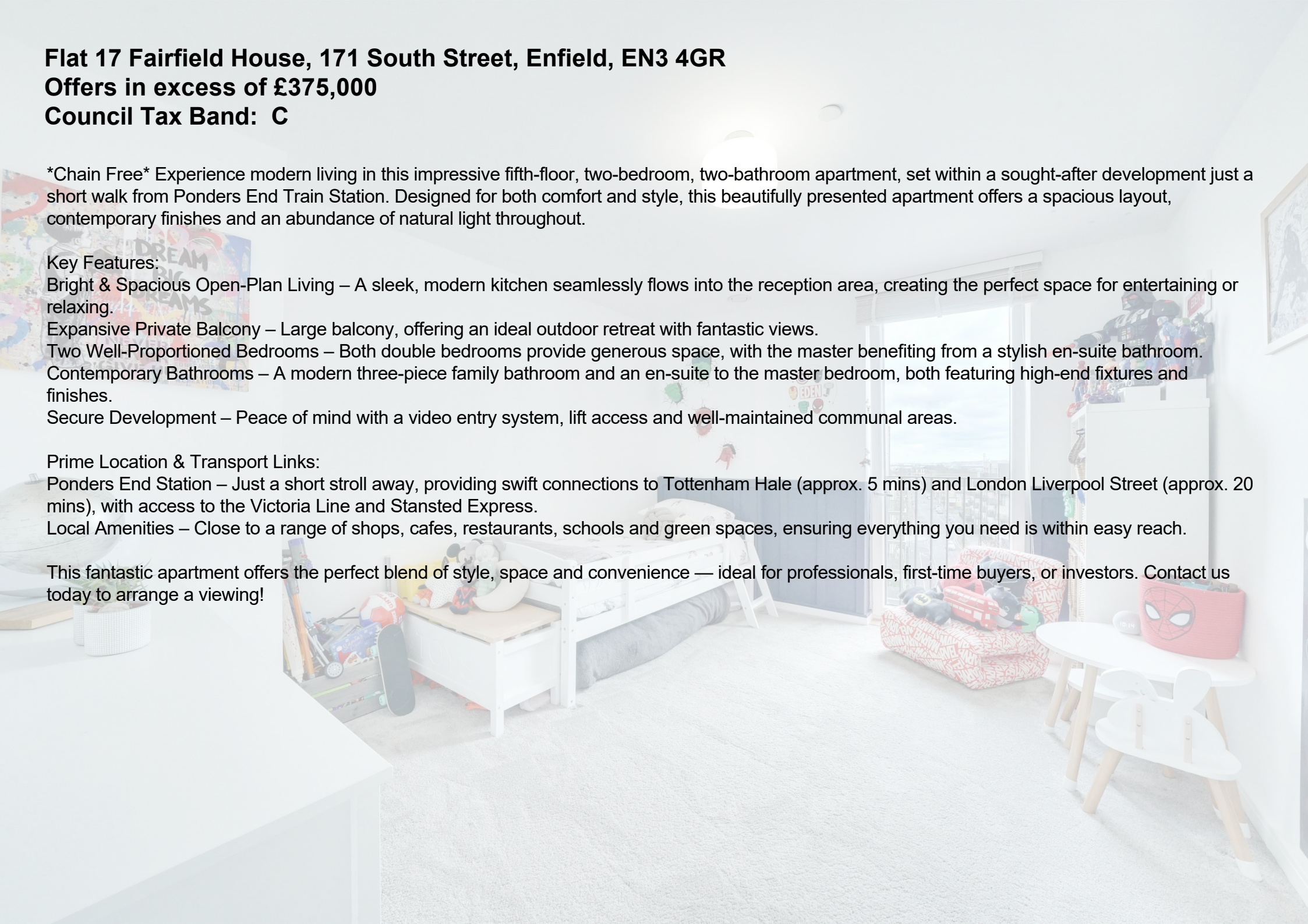
Secure Development – Peace of mind with a video entry system, lift access and well-maintained communal areas.

Prime Location & Transport Links:

Ponders End Station – Just a short stroll away, providing swift connections to Tottenham Hale (approx. 5 mins) and London Liverpool Street (approx. 20 mins), with access to the Victoria Line and Stansted Express.

Local Amenities – Close to a range of shops, cafes, restaurants, schools and green spaces, ensuring everything you need is within easy reach.

This fantastic apartment offers the perfect blend of style, space and convenience — ideal for professionals, first-time buyers, or investors. Contact us today to arrange a viewing!







- Chain Free
- Fifth-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
- Long Lease of over 240 Year
- NHBC warranty
- Close to reputable schools and nurseries





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Total Area: 74.0 m² ... 797 ft² (excluding balcony)

All measurements are approximate and for display purposes only

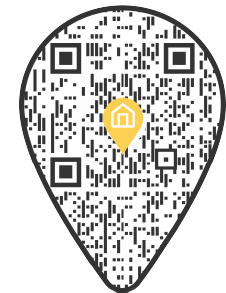


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		