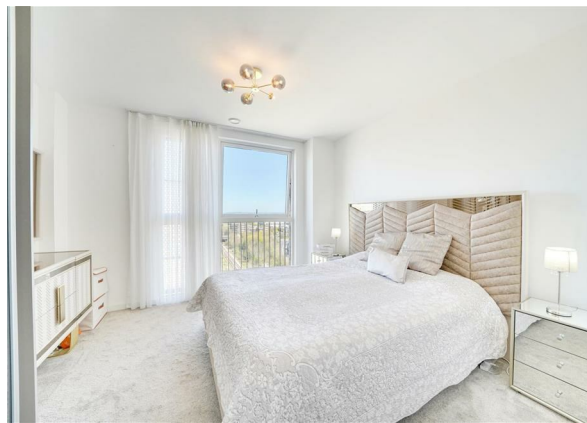


64, Peregrine Point 1, Alma Road, Enfield, EN3 4FU  
Offers in excess of £290,000



**PINDROP PROPERTY**





**64, Peregrine Point 1, Alma Road, Enfield, EN3 4FU**  
**Offers in excess of £290,000**  
**Council Tax Band: B**

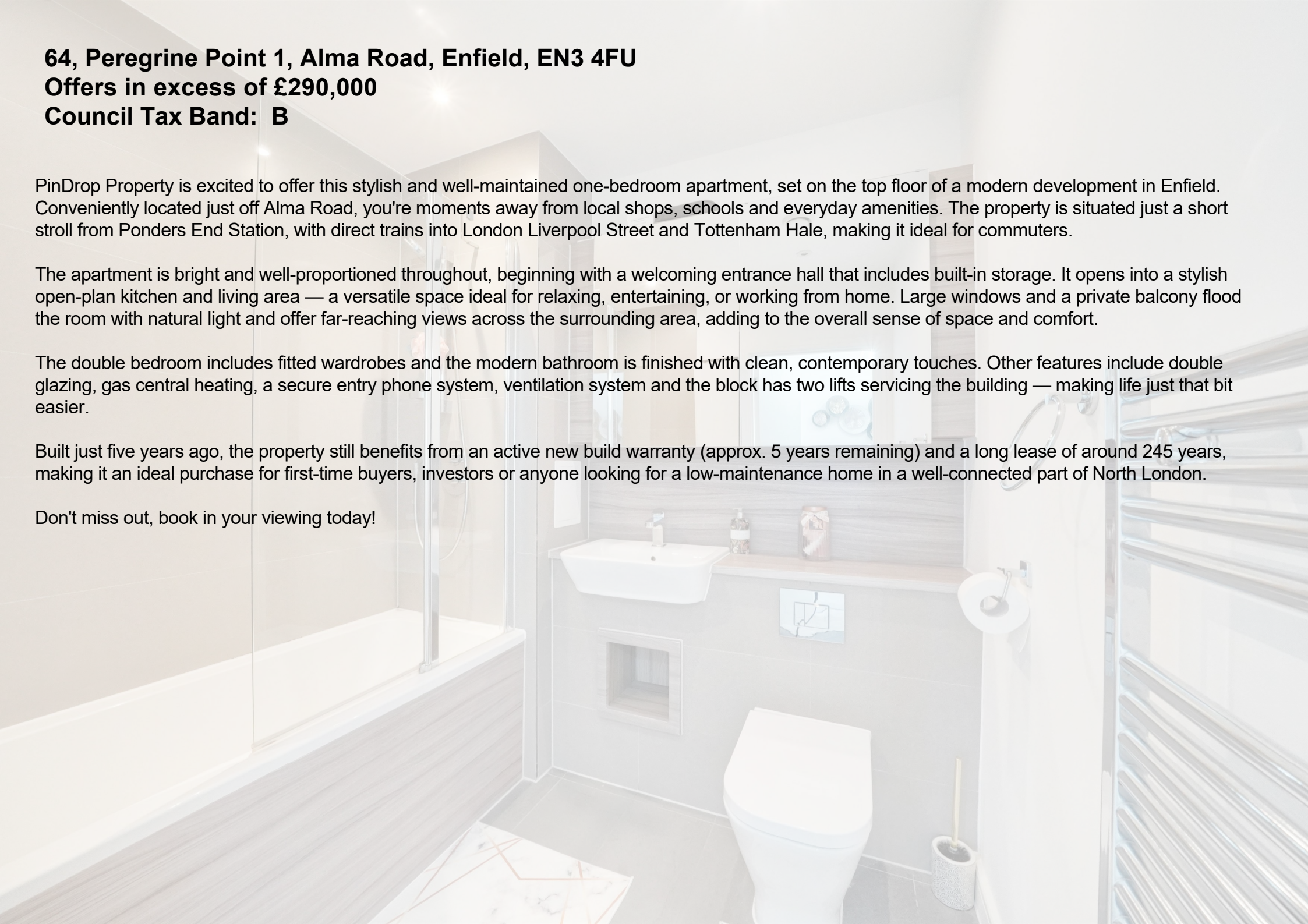
PinDrop Property is excited to offer this stylish and well-maintained one-bedroom apartment, set on the top floor of a modern development in Enfield. Conveniently located just off Alma Road, you're moments away from local shops, schools and everyday amenities. The property is situated just a short stroll from Ponders End Station, with direct trains into London Liverpool Street and Tottenham Hale, making it ideal for commuters.

The apartment is bright and well-proportioned throughout, beginning with a welcoming entrance hall that includes built-in storage. It opens into a stylish open-plan kitchen and living area — a versatile space ideal for relaxing, entertaining, or working from home. Large windows and a private balcony flood the room with natural light and offer far-reaching views across the surrounding area, adding to the overall sense of space and comfort.

The double bedroom includes fitted wardrobes and the modern bathroom is finished with clean, contemporary touches. Other features include double glazing, gas central heating, a secure entry phone system, ventilation system and the block has two lifts servicing the building — making life just that bit easier.

Built just five years ago, the property still benefits from an active new build warranty (approx. 5 years remaining) and a long lease of around 245 years, making it an ideal purchase for first-time buyers, investors or anyone looking for a low-maintenance home in a well-connected part of North London.

Don't miss out, book in your viewing today!







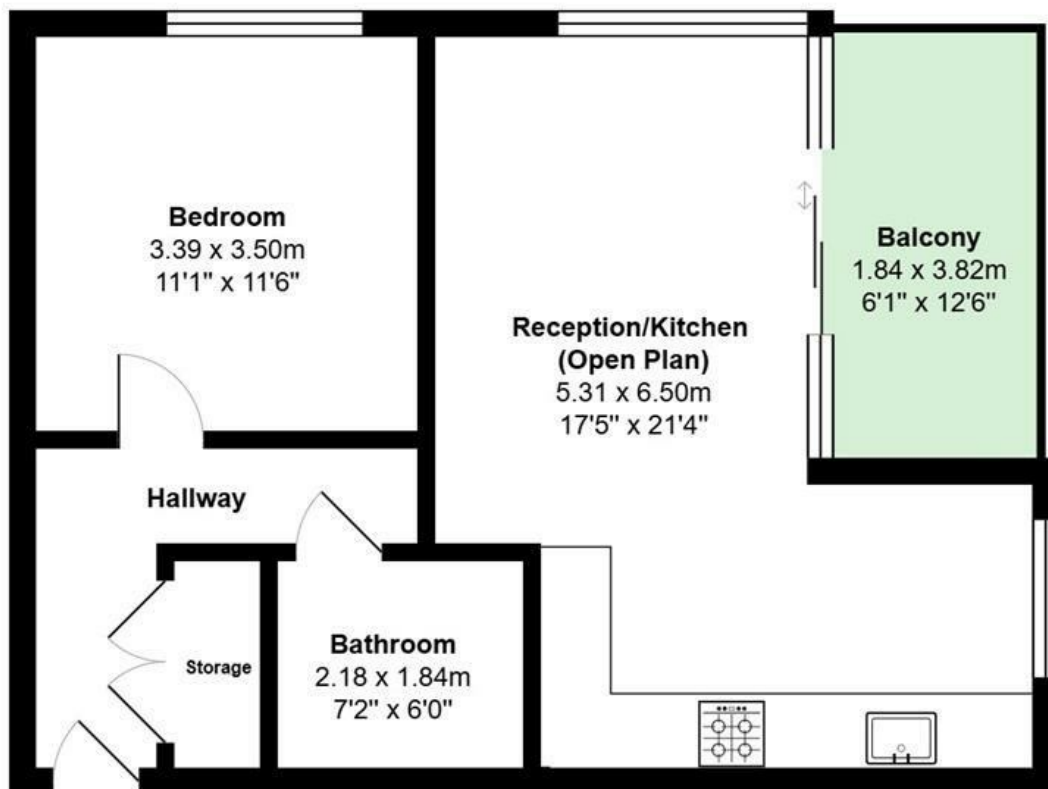












**PINDROP PROPERTY**

0203 869 0201  
 info@pindropproperty.com  
 www.pindropproperty.com



**PINDROP PROPERTY**

**12th Floor**

Total Area: 49.6 m<sup>2</sup> ... 534 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <span>EU Directive 2002/91/EC</span> 