

2 Harlequin House 5 Woodall Road, Enfield, EN3 4GS  
Offers in excess of £290,000

1 1 1 B





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Offers in excess of £290,000

Council Tax Band: B

PinDrop Property are delighted to present this luxury one-bedroom apartment, set on the first floor of the sought-after Harlequin House development.

Perfectly located next to Ponders End Station, this home offers fast and convenient connections to Tottenham Hale and London Liverpool Street, making it an ideal choice for first-time buyers and professionals alike.

The apartment is beautifully finished and designed with modern living in mind. The open-plan kitchen and living area is bright and inviting, with direct access onto a private dual-access balcony – the perfect spot to unwind or entertain. The spacious double bedroom provides plenty of room for wardrobes and storage, while the sleek bathroom has been fitted with high-quality fixtures and finishes.

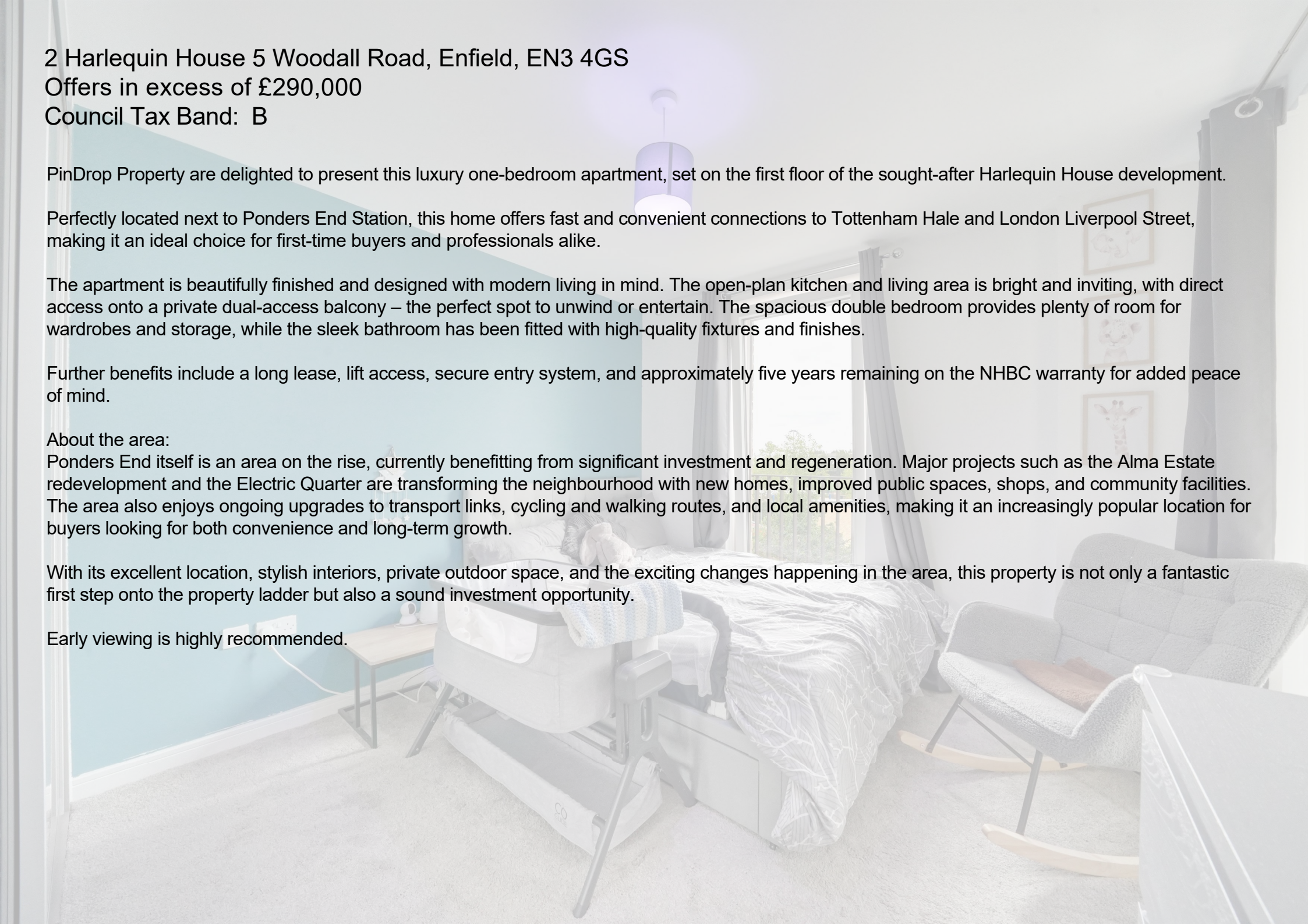
Further benefits include a long lease, lift access, secure entry system, and approximately five years remaining on the NHBC warranty for added peace of mind.

About the area:

Ponders End itself is an area on the rise, currently benefitting from significant investment and regeneration. Major projects such as the Alma Estate redevelopment and the Electric Quarter are transforming the neighbourhood with new homes, improved public spaces, shops, and community facilities. The area also enjoys ongoing upgrades to transport links, cycling and walking routes, and local amenities, making it an increasingly popular location for buyers looking for both convenience and long-term growth.

With its excellent location, stylish interiors, private outdoor space, and the exciting changes happening in the area, this property is not only a fantastic first step onto the property ladder but also a sound investment opportunity.

Early viewing is highly recommended.







**WEANING CHART**  
Skyden

VEGETABLES	FRUITS	PROTEIN
<input type="checkbox"/> Broccoli	<input type="checkbox"/> Apple	<input type="checkbox"/> Beans
<input type="checkbox"/> Carrots	<input type="checkbox"/> Bananas	<input type="checkbox"/> Eggs
<input type="checkbox"/> Cauliflower	<input type="checkbox"/> Blueberries	<input type="checkbox"/> Chicken
<input type="checkbox"/> Cucumber	<input type="checkbox"/> Citrus	<input type="checkbox"/> Chickpeas
<input type="checkbox"/> Green Beans	<input type="checkbox"/> Kiwi	<input type="checkbox"/> Lamb
<input type="checkbox"/> Pumpkin	<input type="checkbox"/> Mango	<input type="checkbox"/> Lentils
<input type="checkbox"/> Spinach	<input type="checkbox"/> Melon	<input type="checkbox"/> Pork
<input type="checkbox"/> Sweet Potato	<input type="checkbox"/> Nectarine	<input type="checkbox"/> Salmon
<input type="checkbox"/> Tomato	<input type="checkbox"/> Peach	<input type="checkbox"/> Tofu
<input type="checkbox"/> Zucchini	<input type="checkbox"/> Pear	<input type="checkbox"/> Turkey
	<input type="checkbox"/> Pineapple	
	<input type="checkbox"/> Plum	
	<input type="checkbox"/> Raspberry	
	<input type="checkbox"/> Strawberry	
	<input type="checkbox"/> Watermelon	

**HERBS & SPICES**

<input type="checkbox"/> Basil	<input type="checkbox"/> Garlic
<input type="checkbox"/> Chives	<input type="checkbox"/> Ginger
<input type="checkbox"/> Coriander	<input type="checkbox"/> Lemon
<input type="checkbox"/> Cumin	<input type="checkbox"/> Mustard
<input type="checkbox"/> Paprika	<input type="checkbox"/> Salt
<input type="checkbox"/> Turmeric	<input type="checkbox"/> Vinegar
<input type="checkbox"/> Onion	<input type="checkbox"/> Soy Sauce

**GRAINS**

<input type="checkbox"/> Barley	<input type="checkbox"/> Buckwheat
<input type="checkbox"/> Couscous	<input type="checkbox"/> Millet
<input type="checkbox"/> Quinoa	<input type="checkbox"/> Rice
<input type="checkbox"/> Rye	<input type="checkbox"/> Speltz
<input type="checkbox"/> Triticale	<input type="checkbox"/> Wholemeal

**DAIRY**

<input type="checkbox"/> Butter	<input type="checkbox"/> Cheese
<input type="checkbox"/> Milk	<input type="checkbox"/> Yogurt

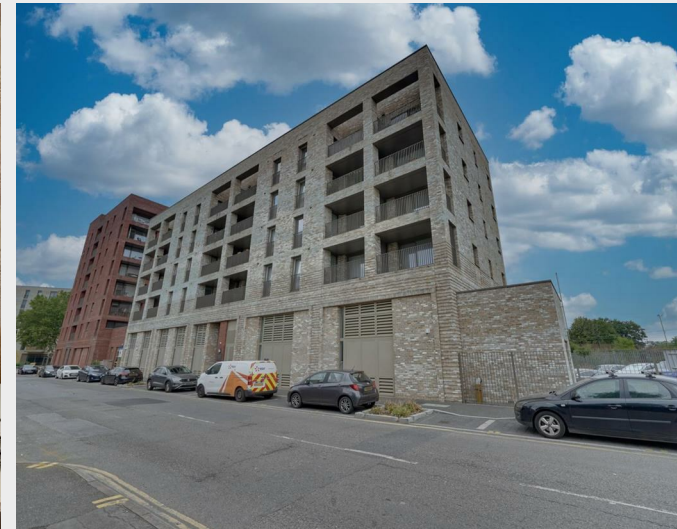
**ALLERGENS**

<input type="checkbox"/> Cow's Milk	<input type="checkbox"/> Tree Nuts
<input type="checkbox"/> Wheat	<input type="checkbox"/> Sesame
<input type="checkbox"/> Shellfish	

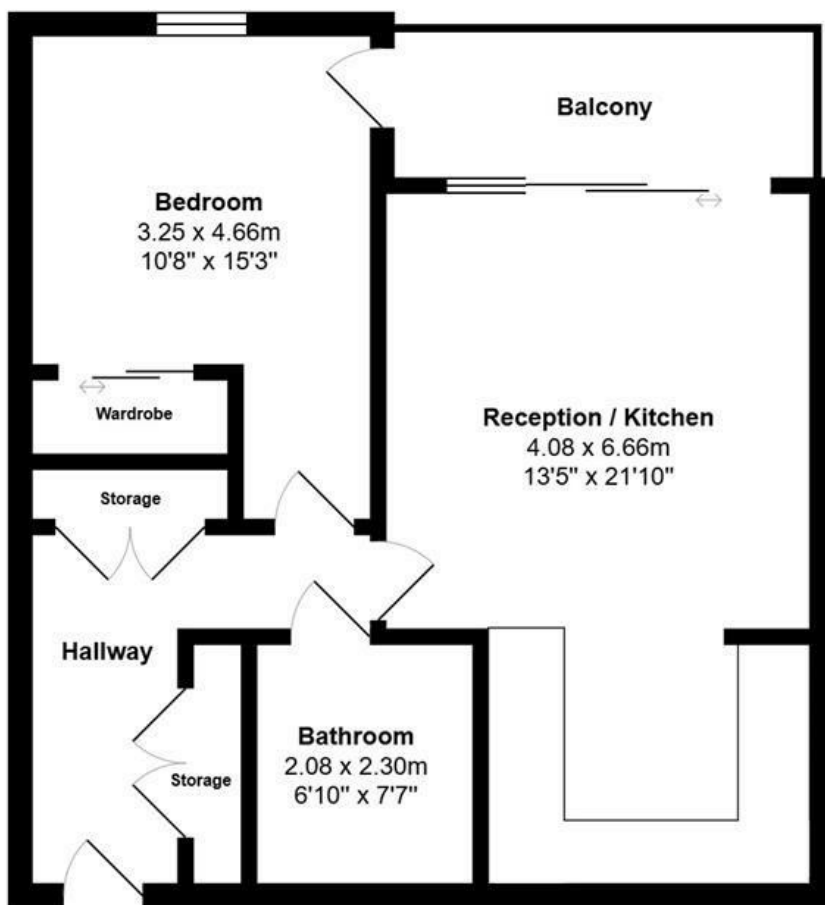












**PINDROP PROPERTY**

Total Area: 54.8 m<sup>2</sup> ... 590 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

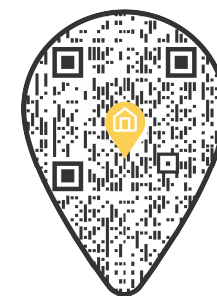


**PINDROP PROPERTY**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		EU Directive 2002/91/EC