



Enmore Road, London SE25 5NQ

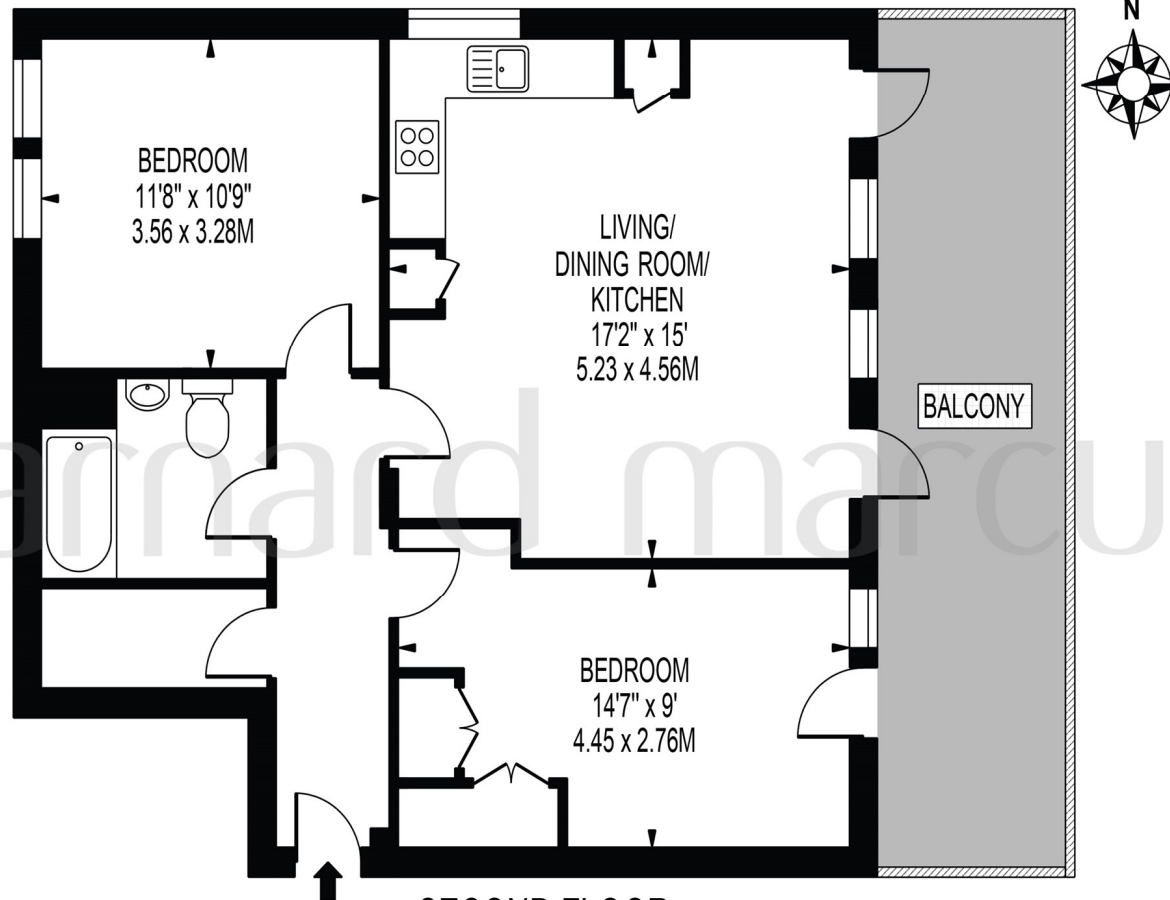
welcome to
Enmore Road, London

Built just 5 years ago, this immaculate 2 double bedroom top floor apartment with lift access, off street parking, private balcony and in stunning condition is a commuters dream perfectly located for South Norwood Station.



ENMORE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 681 SQ FT - 63.23 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Set within an exclusive modern development built just five years ago, this immaculate top floor apartment offers contemporary living with around five years remaining on the build warranty.

The property features a spacious open-plan kitchen and living area finished to a high specification, with a fully integrated kitchen, solid worktops and excellent storage. Floor-to-ceiling windows fill the room with natural light, and a door opens onto a large private balcony spanning the length of the apartment - ideal for relaxing or entertaining.

Both bedrooms are generous doubles, offering plenty of space for wardrobes and additional furniture, with flexibility for a work-from-home setup. The main bedroom also benefits from direct balcony access. The stylish family bathroom is beautifully finished with natural tiling, a full-size bath with overhead shower, a floating vanity with storage and a heated towel rail.

Residents enjoy fantastic communal facilities including a sunny roof terrace, lift access, bike storage and allocated off-street parking.

Perfectly positioned near Norwood Junction Station, the property offers fast links into central London in around 12 minutes. There are also a variety of local shops, restaurants and leisure options nearby, with South Norwood Country Park a short walk away and Crystal Palace Triangle just a quick drive or bus ride for its vibrant mix of bars, pubs and boutiques.

Meticulously maintained and move in ready.

welcome to

Enmore Road, London

- 5 Year Build Warrantee
- Large Private Balcony
- Lift Access
- Roof Terrace
- Stunning Condition
- 2 Double Bedrooms
- Off Street Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2000.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£400,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113190



Property Ref:
CRY113190 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, CROYDON,
Surrey, CR0 6AA



barnardmarcus.co.uk