



1, Canning Square | | Enfield | EN1 4BP

Offers Over £240,000



## Key features

- TOP FLOOR PURPOSE BUILT FLAT
- ONE DOUBLE BEDROOM
- BRIGHT & SPACIOUS OPEN PLAN KITCHEN-LIVING-DINING ROOM
- OWN PRIVATE BALCONY
- MODERN BATHROOM
- PLENTY OF STORAGE SPACE
- COMMUNAL GARDENS & PARKING
- WITHIN EASY REACH OF MOTORWAY LINKS
- CLOSE TO ENFIELD TOWN, RETAIL PARKS AND LEISURE FACILITIES
- PETS ALLOWED

## Description

James Hayward welcome this well presented, one double bedroom top floor flat, located in the heart of Canning Square, Enfield. This delightful apartment boasts a bright and airy atmosphere, perfect for those seeking a cosy yet contemporary living space.

The property offers an open-plan, spacious kitchen-living-dining room, ideal for entertaining guests or simply relaxing after a long day. It also features one generously sized bedroom, offering a peaceful retreat for a good night's sleep.

One of the highlights of this flat is the private balcony, providing great outdoor space to enjoy your morning coffee or unwind in the evening; Imagine sipping your favourite beverage while taking in the views.

Built in 2010, this purpose-built flat offers 592 sq ft of living space, cleverly designed to maximise storage options. Say goodbye to clutter and keep your belongings organised and out of sight. There are well kept communal gardens and parking areas and for those needing to commute, the A10/M25 are all within easy reach.

Whether you are a first-time buyer, downsizer, or investor, this property ticks all the boxes. Don't miss out on the opportunity to make this charming flat your new home. Contact us today to arrange a viewing and experience the allure of Canning Square living at its finest.

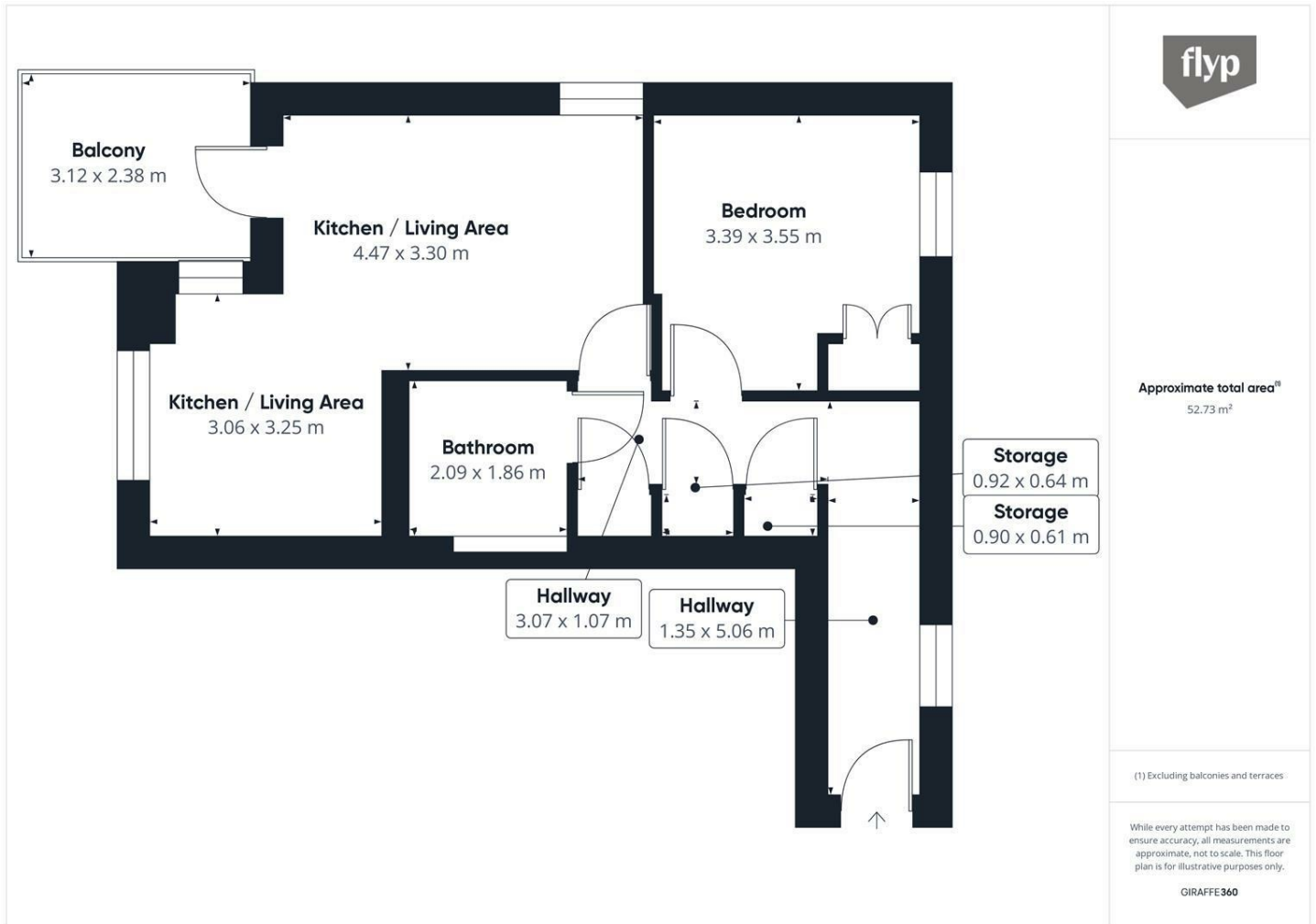
## Directions



A well presented, top floor flat, offering modern, bright and spacious living accommodation. The property boasts one double bedroom, has its own private balcony and is complemented by communal gardens and parking .



# Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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