



**Tower Point, Sydney Road, Enfield, EN2 6SY**



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## **Tower Point Sydney Road, Enfield**

Rarely available sixth floor balcony apartment, situated in the heart of Enfield's Conservation Area, within close proximity of schools, shops, rail stations both Enfield Town (Liverpool Street Line) and Enfield Chase (Moorgate Line), parks, recreational facilities and the within easy access of both the A10 and the M25 Motorway.

The well presented property has fantastic views across Enfield and beyond and has many pleasing features.



### **Entrance Hall**

Engineered wood floor, video entryphone, large storage cupboard housing hot water tank.

### **Dual Aspect Lounge**

13' 2" x 12' 1" ( 4.01m x 3.68m )

Engineered wood floor, two sets of double glazed patio doors to wrap around balcony with far reaching views over Enfield and beyond, sunken spotlights to ceiling, open planned to kitchen.

### **Kitchen**

11' 2" x 4' 5" ( 3.40m x 1.35m )

Fitted in a range of matching base and wall cupboards, single bowl stainless steel sink inset to granite work surface and drainer, splashback, integrated fridge-freezer, halogen hob with fume extractor fan over, electric oven and grill, integrated washing machine and dishwasher, ceramic tiled floor.

### **Bedroom One**

12' 7" max x 11' 2" max ( 3.84m max x 3.40m max )

Engineered wood floor, sliding double glazed patios to wrap around balcony, built-in wardrobe cupboard, door to en-suite.

### **En-Suite Bathroom**

Low flush WC, pedestal wash hand basin, panelled bath with mixer tap, shower attachment, glass shower screen, extractor fan, sunken spotlights to ceiling, shaver point, ceramic tiled floor, fully tiled walls, heated towel rail.

### **Bedroom Two**

9' 4" x 8' 9" ( 2.84m x 2.67m )

Engineered wood floor.

### **Family Bathroom**

White suite comprising low flush WC, pedestal wash hand basin, panelled bath, fully tiled walls and floor, sunken spotlights to ceiling, shaver point.

### **Outside**

As previously stated the balcony wraps around the apartment with far reaching views to Epping Forest, Enfield Town Park and the City of London.



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## Tower Point, Sydney Road

- Large Wrap Around Balcony
- Two Good Sized Bedrooms
- En-Suite To Master
- Dual Aspect Lounge
- Secure Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

# £330,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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