



Metherell House, Cunard Crescent, London, N21 2TE

welcome to

Metherell House, Cunard Crescent, London

Barnfields are delighted to offer this spacious ground floor two bedroom maisonette/apartment in this sought after development, within walking distance of Grange Park Rail Station (Moorgate Line) and local shops. Enfield Town multiple shopping centre is within easy reach.

The accommodation requires some modernisation but offers superb potential to the discerning purchaser and further benefits from its own front door with an allocated parking space to front.



Entrance Hall

Fitted carpet, radiator, deep storage cupboard and double airing cupboard housing combination gas central heating boiler.

Lounge

15' 1" x 13' 7" (4.60m x 4.14m)
Fitted carpet, two radiators.

Kitchen

9' x 7' 3" (2.74m x 2.21m)
Comprehensively fitted comprising base units with worktops, inset gas hob with fume extractor hood over, built-in oven, washing machine, integrated dishwasher, stainless steel sink unit, vinyl floor.

Bedroom One

13' x 8' 6" (3.96m x 2.59m)
Fitted carpet, radiator, double mirror wardrobe.

Bedroom Two

10' 7" x 9' 2" (3.23m x 2.79m)
Fitted carpet, radiator, double mirror wardrobe.

Bathroom / Shower Room

Panelled bath with separate shower cubicle, low flush WC, pedestal wash hand basin, vinyl floor, radiator, window.

Outside

Parking

There are ample private parking spaces throughout the development for both residents and guests.

Gardens

There are substantial lawned grounds surrounding the block. The flat enjoys a small private patio which is not owned but ideal for table and chairs etc. The lawns reach down to the picturesque section of The New River. There is an outside storage cupboard included in the domain.



view this property online barnfields.co.uk/Property/ENF104405





welcome to

Metherell House, Cunard Crescent

- Views Over Gardens To The New River
- Spacious Lounge
- Garden Patio (Not Owned But Useable)
- Two Bedrooms
- No Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000

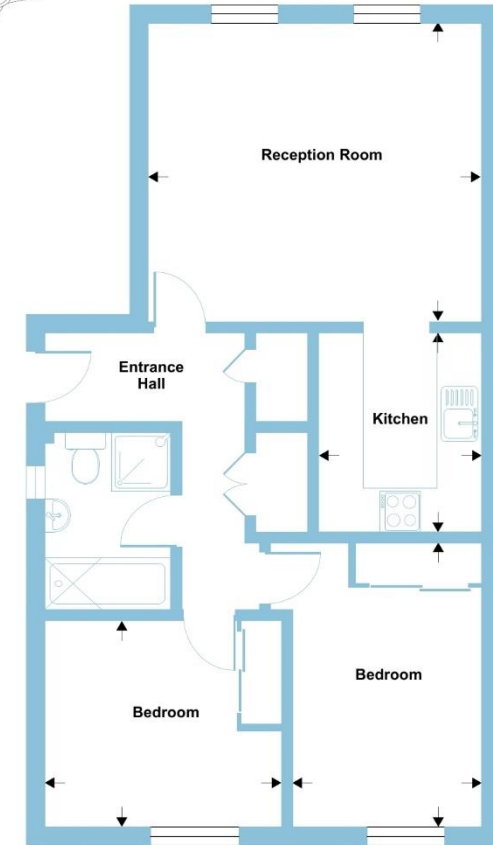


Please note the marker reflects the postcode not the actual property

Cunard Crescent, London, N21

Approximate Area = 649 sq ft / 60.2 sq m

For identification only - Not to scale



GROUND FLOOR



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF104405 - 0003

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.

Barnfields 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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Barnard Marcus. REF: 1121524



barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)