



**Enders Close, Enfield, EN2 8FJ**

**welcome to**  
**Enders Close, Enfield**

Barnfields are delighted to offer this spacious and immaculate, two bedroom first floor purpose built apartment within a gated development just off The Ridgeway, just moments walk to the new Wren Academy Secondary School and One Degree Primary School. Gordon Hill Rail Station (Moorgate Line) is within walking distance and Enfield Town multiple shopping centre is within easy access.

The property has been modernised to a high standard throughout by the current owner and must be viewed to be fully appreciated.



### **Spacious Entrance Hall**

Laminate flooring, cupboard housing wall mounted gas central heating boiler, plumbing for washing machine, video entryphone, built-in storage cupboard.

### **Lounge Area**

16' 5" x 12' 6" ( 5.00m x 3.81m )

Dual aspect with double glazed French windows to Juliet balcony, laminate flooring, radiator, open planned to kitchen.

### **Kitchen Area**

11' 9" x 5' 3" ( 3.58m x 1.60m )

Open planned to lounge with fitted wall base units with toning Quartz worktops, inset stainless steel sink unit, gas hob with stainless steel splashback and extractor above, built-in oven, integrated dishwasher, fridge-freezer, metro tiled splashbacks, ceramic tiled floor, double glazed window to side, spotlights.

### **Bedroom One**

10' 10" x 10' 2" ( 3.30m x 3.10m )

Fitted carpet, radiator, double glazed windows to front, built-in wardrobe, door to:-

### **En-Suite Shower Room / WC**

Fully tiled shower cubicle, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail.

### **Bedroom Two**

10' 10" x 10' 8" ( 3.30m x 3.25m )

Fitted carpet, radiator, double glazed window to front.

### **Guests Bathroom / WC**

Panelled bath with tiled splashbacks, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, spotlights.

### **Outside**

### **Parking**

A secure allocated parking space accessed via remote controlled security gates at the front of the development.

### **Communal Gardens**

Manicured communal gardens.



***view this property online*** [barnfields.co.uk/Property/ENF104551](http://barnfields.co.uk/Property/ENF104551)







welcome to

## Enders Close, Enfield

- No Chain
- Secure Allocated Parking Space
- Lift Service
- Two Double Bedrooms
- En-Suite To Master Bedroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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

# £385,000



Please note the marker reflects the postcode not the actual property

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



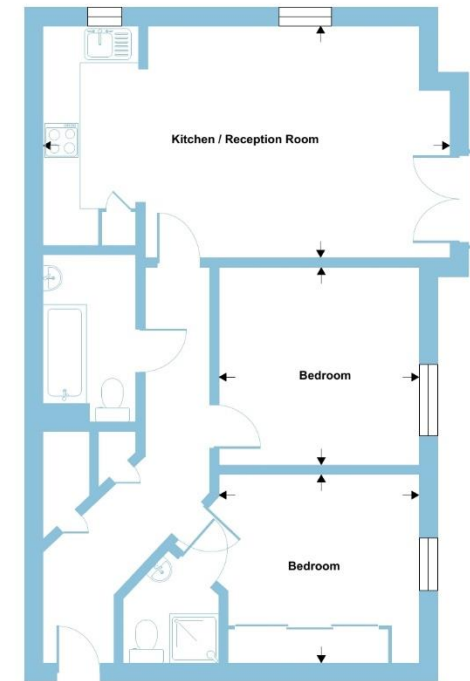
Property Ref:  
ENF104551 - 0002

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.

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.

Enders Close, Enfield, EN2

Approximate Area = 713 sq ft / 66.2 sq m  
For identification only - Not to scale



FIRST FLOOR

 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024. Produced for Barnard Marcus. REF: 1164284 





020 8363 3394



info@barnfields.com



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



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