



Claremont Heights, Crescent Road, Enfield, EN2 7RY

welcome to

Claremont Heights, Crescent Road, Enfield

Barnfields are delighted to offer for sale this superb, two bedroom ground floor with its own private balcony. Situated in this most prestigious and immaculate block, the property is ideally located close to Enfield Chase Station (Moorgate Line), Little Waitrose and other convenience stores plus Enfield Town with its plethora of shops is also close by.

The property is offered with a Share Of The Freehold and will be sold chain free.



Communal Entrance Hall

Well maintained area with lift service to all floors.

Hallway

Two built-in storage cupboards, radiator, wood flooring.

Bedroom One

17' 2" x 10' 1" (5.23m x 3.07m)

Range of extensive fitted wardrobes, double glazed window to side, fitted carpet, radiator, door to:-

En-Suite

Step-in shower unit, WC with concealed cistern, wall mounted hand basin, fully tiled walls, tiled flooring, extractor fan.

Bedroom Two

12' 7" x 7' 7" (3.84m x 2.31m)

Fitted carpet, double glazed window to side, radiator.

Bathroom

Panelled bath, WC with concealed cistern, wall mounted hand basin, step-in shower unit, fully tiled walls, tiled floor, radiator, extractor fan.

Kitchen / Breakfast Room

12' 7" x 8' 11" (3.84m x 2.72m)

Range of fitted wall and base units with toning worktops, gas hob with extractor above, tiled splashbacks, built-in oven and microwave, integrated dishwasher and fridge/freezer, plumbing for a washing machine, premium vinyl flooring, double glazed windows to rear, radiator.

Lounge

23' 6" x 16' 2" (7.16m x 4.93m)

Dual aspect room with double glazed doors to side with a Juliet balcony plus double glazed patio doors to a west facing balcony, fitted carpet, two radiators.

Balcony

A sunny west facing balcony accessed via double glazed patio doors from the lounge.

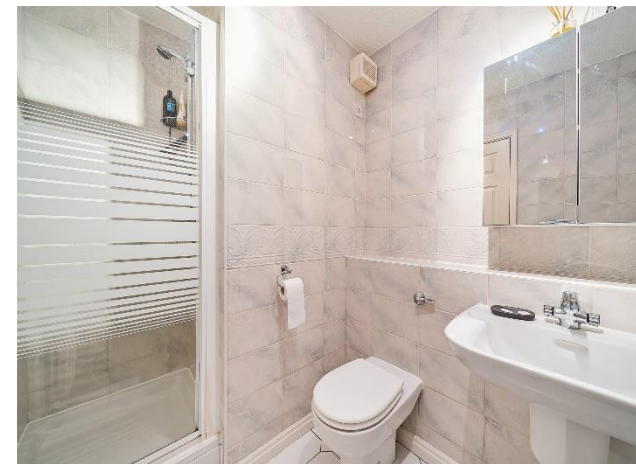
Secure Underground Parking

Accessed via a remote controlled electric gate, is an allocated underground parking space plus a storage cupboard. Visitor's parking spaces are available to the rear of the block also.

Communal Gardens

Well manicured communal garden to rear.





view this property online barnfields.co.uk/Property/ENF104833



welcome to

Claremont Heights, Crescent Road

- Share Of Freehold
- Two Bathrooms
- Secure Underground Parking
- Chain Free
- Private Balcony

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£500,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF104833 - 0003

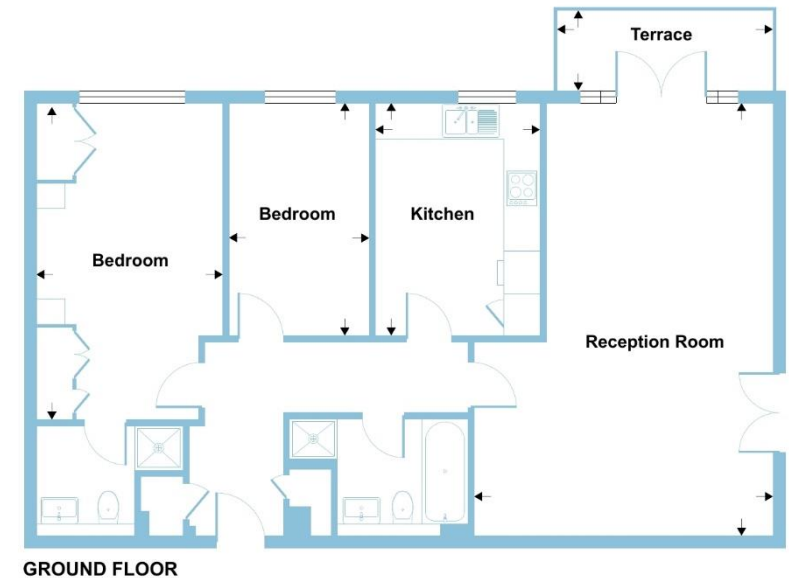
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Crescent Road, Enfield, EN2

Approximate Area = 946 sq ft / 87.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1244490



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