



**Claremont Heights, Crescent Road, Enfield, EN2 7RY**

**welcome to**

**Claremont Heights, Crescent Road, Enfield**

A rare opportunity to acquire this magnificent, three bedroom penthouse apartment with stunning views over Enfield Golf Course and beyond to the city skyline, in an exclusive and imposing development within easy walking distance of Enfield Town with its multiple shopping centre and Enfield Chase Rail Station (Moorgate Line).

The elegant and particularly spacious accommodation must be viewed to be fully appreciated and just some of its many pleasing features include:-



### **Spacious Entrance Hall**

20' max x 11' max ( 6.10m max x 3.35m max )

Fitted carpet, skylight, radiator, video entryphone system, cloaks cupboard, door to:-

### **Cloakroom / WC**

Comprising low flush WC with concealed cistern, fitted carpet, extractor fan, wash hand basin, half tiled walls.

### **Utility Room**

9' 4" x 5' ( 2.84m x 1.52m )

Stainless steel sink unit with cupboards under and Minimax water softener, matching base units and wall cupboards, Miele washing machine and condenser dryer, Amtico floor, radiator, skylight, cupboard housing gas central heating boiler and megaflo system.

### **Magnificent Dual Aspect Lounge**

35' 10" max x 25' 10" max ( 10.92m max x 7.87m max )

Fitted carpet, two double radiators, sunken halogen spotlights to ceiling, inset gas living flame fire with mantel and hearth, Mitsubishi integral air conditioning, two sets of double glazed casement doors to:-

### **South West Facing Roof Terrace**

Extending to 26', storage cupboard to side and views over Enfield Golf Course and beyond, large electric sun blind.

### **Kitchen / Breakfast Room**

17' max x 16' 5" max ( 5.18m max x 5.00m max )

Comprehensively fitted in modern units, comprising corian worksurface with integrated double bowl sink unit, full range of matching base units, wall cupboards, larder cupboards, matching dresser unit and island with glass breakfast bar/table, sunken spotlights to wall units, Miele electric fan and steam ovens with warming drawer, five place induction hob with stainless steel fume extractor over and splashback, integrated dishwasher, Miele larder fridge, freezer, Amtico floor, sunken spotlights to ceiling, skylight, large double storage cupboard, double glazed casement doors to south west facing balcony/terrace.

### **Master Bedroom Suite**

18' 7" max x 17' 3" to wardrobes ( 5.66m max x 5.26m to wardrobes )

Fitted carpet, two double radiators, full range of built-in wardrobe cupboards with matching drawer units beneath, further eaves storage beyond, double glazed casement doors to terrace/balcony, sunken spotlights to ceiling, door to:-

### **Dressing Room / Study**

10' 9" x 8' ( 3.28m x 2.44m )

Fitted carpet, radiator, custom fitted with kneehole dressing table/desk, extensive worktops and cupboards plus shelving, spotlights to ceiling, Velux roof window.

### **En-Suite Bathroom / WC**

Comprising low flush WC, custom built vanity unit hand basin with mixer taps, large Roman shower cubicle, bidet, radiator, sunken spotlights to ceiling, extractor fan, skylight window, shaver point, ceramic tiled floor.

### **Bedroom Two**

20' x 10' ( 6.10m x 3.05m )

Fitted carpet, radiator, built-in wardrobe cupboards, sunken halogen spotlights to ceiling.

### **Bedroom Three**

16' max x 14' 5" max ( 4.88m max x 4.39m max )

Fitted carpet, radiator, double built-in wardrobe cupboards and dresser unit.

### **Bathroom / WC**

Comprising low flush WC with concealed cistern, suspended wash hand basin, panelled bath with mixer taps, glass shower cubicle, sunken spotlights to ceiling, skylight window, fully tiled walls, Amtico floor, extractor fan, radiator.

### **Outside**

As previously stated there are three balcony/terraces. Two walk-in storage sheds with power and lighting.

### **Communal Gardens**

Mainly laid to lawn with flower and shrub borders, mature tree screen to rear.

### **Two Garage Spaces**

Two underground garage spaces plus guests parking in carpark to rear. Extra storage cupboard.



**view this property online** [barnfields.co.uk/Property/ENF104600](http://barnfields.co.uk/Property/ENF104600)









welcome to

## Claremont Heights, Crescent Road

- Share Of Freehold
- Secure Underground Garaging For Two Cars
- Two Spacious South Facing Sun Terrace/Balconies
- Beautiful South Westerly Views
- Superb Master Bedroom Suite With En-Suite Bathroom & Dressing Room

Tenure: Leasehold EPC Rating: B

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.

# £1,250,000



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:  
ENF104600 - 0004

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.

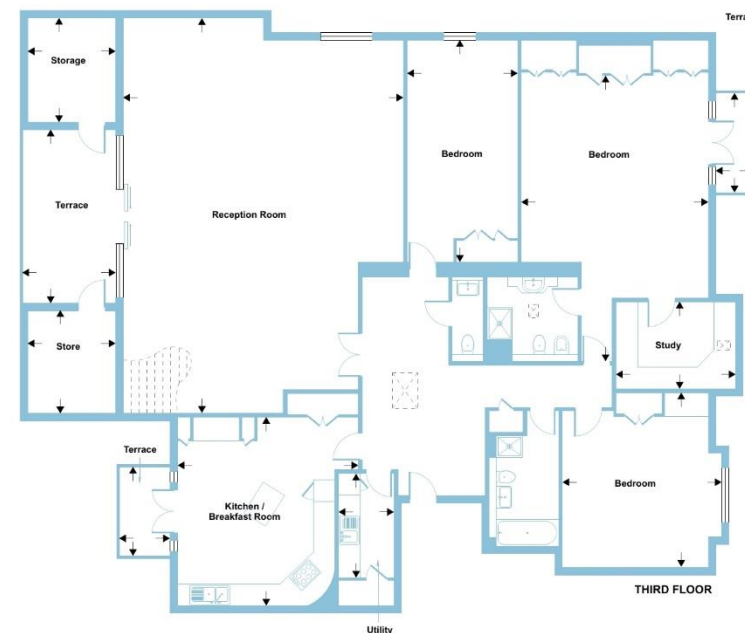
Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Claremont Heights, Crescent Road, Enfield, EN2

Approximate Area = 2510 sq ft / 233.1 sq m  
Limited Use Area(s) = 29 sq ft / 2.6 sq m  
Outbuildings = 151 sq ft / 14 sq m  
Total = 2690 sq ft / 249.7 sq m  
For identification only - Not to scale



Denotes restricted head height



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: 1253716



  
barnfields



020 8363 3394



info@barnfields.com



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



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