



**River View, Enfield, EN2 6PX**



**welcome to**

## **River View, Enfield**

A stunning period housing fronting and enjoying views over the old course of The New River, in the heart of Enfield's conservation area, within a short walk of Enfield Chase Rail Station (Moorgate Line) and Enfield Town with its multiple shopping facilities. The delightful Gentleman's Row, runs adjacent to River View and both Enfield Town Park and good schools are also close at hand.

This superb property should be viewed to be fully appreciated. Features include:-



### **Elegant Entrance Hall**

Mosaic tiled floor, coving and decorative architrave, easy rising staircase to first floor.

### **Cloakroom / WC**

Low flush WC, bracket wash hand basin, ceramic tiled floor.

### **Lounge / Dining Room**

25' x 11' 2" ( 7.62m x 3.40m )

Dual aspect.

Fitted carpet, two radiators, handsome stone fireplace with inset log burner/stove, picture rail, views over river.

### **Kitchen / Breakfast Room**

18' x 10' ( 5.49m x 3.05m )

Beautifully fitted in recently installed modern kitchen units, comprising base units with quartz worktops, matching wall cabinets, inset gas hob unit with fume extractor over, built-in double oven and microwave, integrated fridge-freezer, wine rack, dishwasher and washing machine, inset stainless steel sink unit, cupboard housing combination gas central heating boiler, modern radiator, porcelain tiled floor with underfloor heating, casement door to garden.

### **First Floor**

#### **Landing**

Delightful landing with fitted carpet.

### **Bedroom One**

14' 6" x 10' 6" ( 4.42m x 3.20m )

Fitted carpet, radiator, two double built-in wardrobe cupboards, views over river.

### **Bedroom Two**

11' x 9' 1" max ( 3.35m x 2.77m max )

Fitted carpet, radiator, picture rail.

### **Bedroom Three**

9' 10" x 9' 5" ( 3.00m x 2.87m )

Laminate floor, radiator, picture rail.

### **Bathroom / Shower Room**

Modern suite comprising panelled bath with separate shower control with rain shower head and shower screen, vanity wash hand basin with cupboards under, low flush WC (white suite), ceramic tiled floor, heated towel rail, part fully tiled walls.

### **Outside**

#### **Front Garden**

Beautifully planted with mature shrubs, attractive tiled pathway, leading to handsome hardwood front door with leaded glass window.

#### **Rear Garden**

West facing, laid to lawn, outside tap, security lighting, secure rear pedestrian access, timber shed, flower and shrub borders.



***view this property online*** [barnfields.co.uk/Property/ENF104692](http://barnfields.co.uk/Property/ENF104692)











welcome to

## River View, Enfield

- Three Good Sized Bedrooms
- Large Attractive Lounge / Dining Room
- Beautifully Fitted Kitchen / Breakfast Room
- Log Burner Stove
- River Frontage / Views

Tenure: Freehold EPC Rating: D

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

**£800,000**



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:  
ENF104692 - 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.

## River View, Enfield, EN2

Approximate Area = 1030 sq ft / 95.6 sq m  
Outbuilding = 34 sq ft / 3.1 sq m  
Total = 1064 sq ft / 98.7 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). © richcom 2025. Produced for Barnard Marcus. REF: 1279737

barnfields

barnfields



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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