



**Cobham Close, Enfield, EN1 3SU**

**welcome to**  
**Cobham Close, Enfield**

Barnfields are delighted to offer for sale this rarely available two bedroom, two bathroom second floor balcony flat with lift access and attractive views over sports fields and parkland. Located in this quiet residential cul-de-sac within close proximity of the A10 with its abundance of retail facilities and within easy access of Enfield Town with its multiple shopping centre and transport links including Enfield Town Overground Station (Liverpool Street Line).

The property is well presented throughout and is offered on a chain free basis.



### **Communal Hallway**

Staircase and lift access to all floors.

### **Hallway**

Fitted carpet, entryphone system, two large built-in storage cupboards.

### **Lounge**

19' 4" x 13' 7" ( 5.89m x 4.14m )

Fitted carpet, two radiators, double glazed doors opening to terrace.

### **Terrace**

With leafy far reaching views over sports fields.

### **Kitchen**

9' 11" x 7' 3" ( 3.02m x 2.21m )

Range of fitted wall and base units with toning worktops, sink and drainer, gas hob with extractor above and built-in oven below, integrated fridge/freezer, plumbing for washing machine, tiled splashbacks, double glazed window to rear, cupboard housing gas boiler, wooden laminate flooring.

### **Bedroom One**

9' 7" x 8' 2" ( 2.92m x 2.49m )

Fitted carpet, radiator, double glazed window to rear, built-in wardrobes, door to:-

### **En-Suite Shower Room**

Fully tiled step-in shower unit, low level WC, pedestal wash hand basin, part tiled walls, fitted carpet.

### **Bedroom Two**

9' 3" x 7' 1" ( 2.82m x 2.16m )

Fitted carpet, radiator, double glazed windows to rear.

### **Bathroom**

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, fitted carpet, part tiled walls.

### **Outside**

### **Communal Gardens**

Well manicured rear communal gardens.

### **Parking**

The property enjoys its own allocated parking space.

### **Agents Note**

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





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welcome to

## Cobham Close, Enfield

- Two Bedrooms
- Two Bathrooms
- 19ft Lounge
- Terrace Overlooking Sports Field
- Lift Access To All Floors

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2176.00

Ground Rent: 155.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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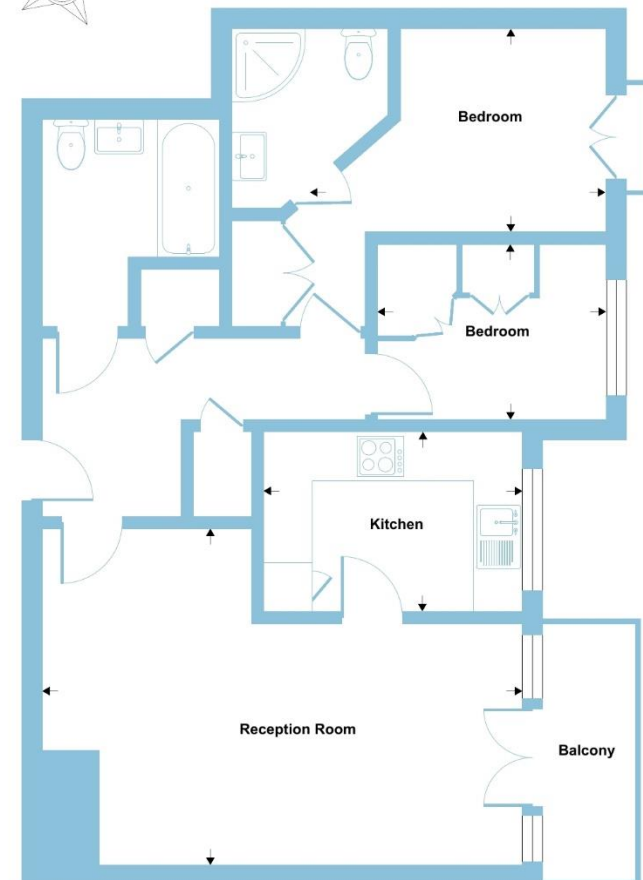
Property Ref:  
ENF105070 - 0004

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## Cobham Close, Enfield, EN1

Approximate Area = 679 sq ft / 63 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritcheom 2025. Produced for Barnard Marcus. REF: 1285039



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