



**Gentlemen's Row, Enfield, EN2 6PT**



**welcome to**  
**Gentlemen Row, Enfield**

Barnfields are extremely delighted to offer this stunning, elegant split level apartment of character and charm within this beautiful Grade II listed property in the heart of Enfields Conservation Area, within a short walking distance of Enfield Town multiple shopping centre and Enfield Chase Rail Station (Moorgate Line).

The particularly well presented accommodation has been remodelled and refitted by the present owners, whilst both enhancing and retaining much of the original character.



### **Elegant Communal Entrance Hall**

Own front door with attractive turning staircase.

### **Dual Aspect Lounge/Dining Room**

27' x 13' 8" ( 8.23m x 4.17m )

Engineered oak flooring, range of storage cupboards, including one very deep cupboard, handsome cast iron fireplace with marble mantel, dado rail, beautiful bay window with built-in radiator and seat, column radiator.

### **Kitchen**

12' 2" x 6' 6" ( 3.71m x 1.98m )

Comprehensively fitted in attractive modern units, comprising base units with granite worktops, matching wall cabinets, inset sink unit, integrated dishwasher and washing machine, inset ceramic hob with fume extractor hood over, built-in double oven, integrated fridge-freezer, wall mounted gas central heating boiler (combination boiler), marble tiled floor.

### **Second Floor**

#### **Landing**

Engineered oak flooring, storage cupboard.

#### **Bedroom One**

16' 1" max x 12' max ( 4.90m max x 3.66m max )

Engineered oak flooring, radiator, dado rail, range of antique custom built wardrobes.

### **Bathroom / WC**

Panelled bath with separate shower unit, shower screen, vanity wash hand basin with cupboard under, low flush WC (white suite), linen cupboard recess with shelving, marble tiled walls and flooring, modern radiator/heated towel rail.

### **Bedroom Two**

12' 8" max x 9' max ( 3.86m max x 2.74m max )

Engineered oak flooring, radiator, antique built-in wardrobes, inset shelving.

### **Outside**

#### **Front Garden**

Approximately 80' of delightful secluded private garden with paved pathway, seating area, raised flowerbeds, private parking space on gravelled area for one car with access via secure 5 bar gate, also pedestrian gate with security coded lock.

#### **Rear Garden**

Communal areas of rear garden/pathways with space for hanging washing, table and chairs, brick built store which has been converted into an office measuring 6' 7 x 6' 2 with electric lighting, laminate floor, internet connection.







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welcome to

## Gentlemen's Row, Enfield

- Magnificent Dual Aspect Lounge / Dining Room
- 80' Mature Landscaped Garden
- Share Of Freehold
- No Chain
- Secure Off-Street Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1440.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £550,000



Please note the marker reflects the postcode not the actual property

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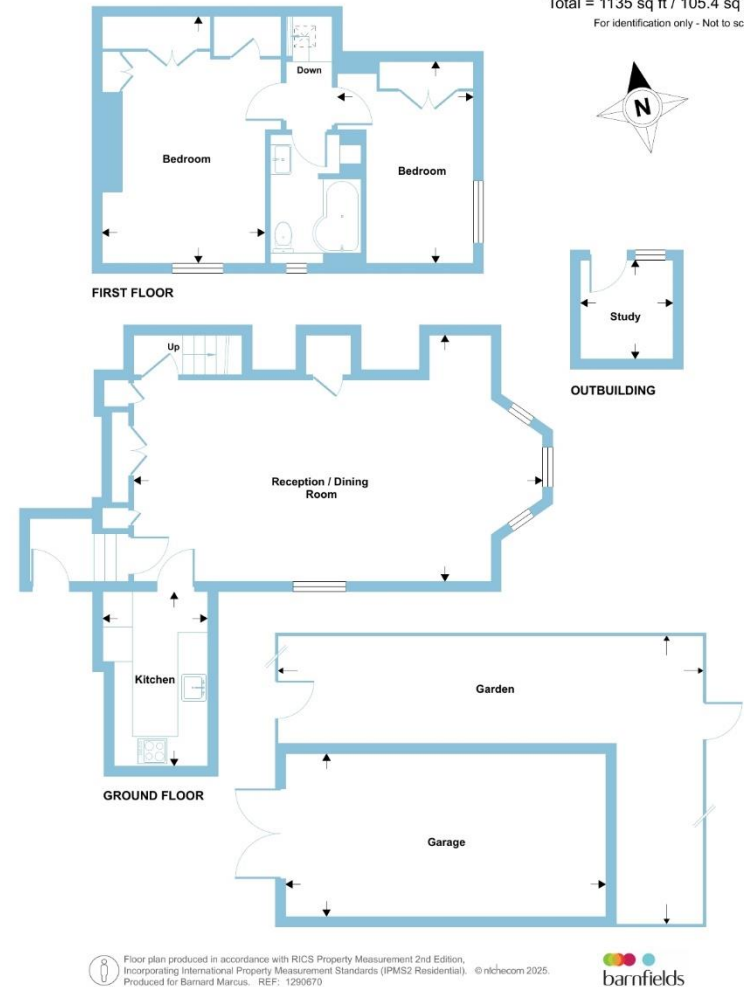
Property Ref:  
ENF105123 - 0002

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## Gentlemen's Row, Enfield, EN2

Approximate Area = 869 sq ft / 80.7 sq m  
Outbuildings = 266 sq ft / 24.7 sq m  
Total = 1135 sq ft / 105.4 sq m  
For identification only - Not to scale



barnfields



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