



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



***welcome to***

## **Claremont Heights, Crescent Road, Enfield**

With possibly the best views from any apartment in West Enfield, Barnfields are pleased to offer this superb second floor balcony apartment, within walking distance of Enfield Chase Rail Station (Moorgate Line), Enfield Golf Course and Enfield Town multiple shopping centre.

The particularly bright and spacious accommodation features:-



### Communal Areas

Beautifully presented and well kept communal areas. Handsome turning staircase and lift service to all floors.

### L Shaped Entrance Hall

Large storage cupboard, radiator.

### Lounge / Dining Room

24' 6" x 16' 7" max ( 7.47m x 5.05m max )

Fitted carpet, two radiators, sliding double glazed patio doors to balcony with stunning views.

### Kitchen

13' 6" x 9' ( 4.11m x 2.74m )

Comprehensively fitted comprising base units with worktops, inset stainless steel sink unit, inset gas hob unit, built-in oven and microwave, washing machine, dishwasher, fridge-freezer, matching wall cabinets, vinyl floor, radiator, views.

### Bedroom One

19' 3" x 10' ( 5.87m x 3.05m )

Two double built-in wardrobe cupboards plus storage cupboards, dressing table and drawer unit, views, fitted carpet, radiator.

### En-Suite Shower Room / WC

Shower cubicle, pedestal wash hand basin, low flush WC (white suite), laminate floor, radiator, tiled walls.

### Bedroom Two

13' 7" x 7' 7" ( 4.14m x 2.31m )

Built-in wardrobe cupboards, radiator, drawer unit/dressing table, fitted carpet.

### Guests Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC (white suite), separate shower cubicle, laminate floor, heated towel rail, tiled walls.

### Outside

Substantial well tended communal gardens surround the block with large communal lawn at rear, driveway with off-street parking for guests cars.

### Underground Parking

Secure underground parking space and storage cupboard.

### Balcony

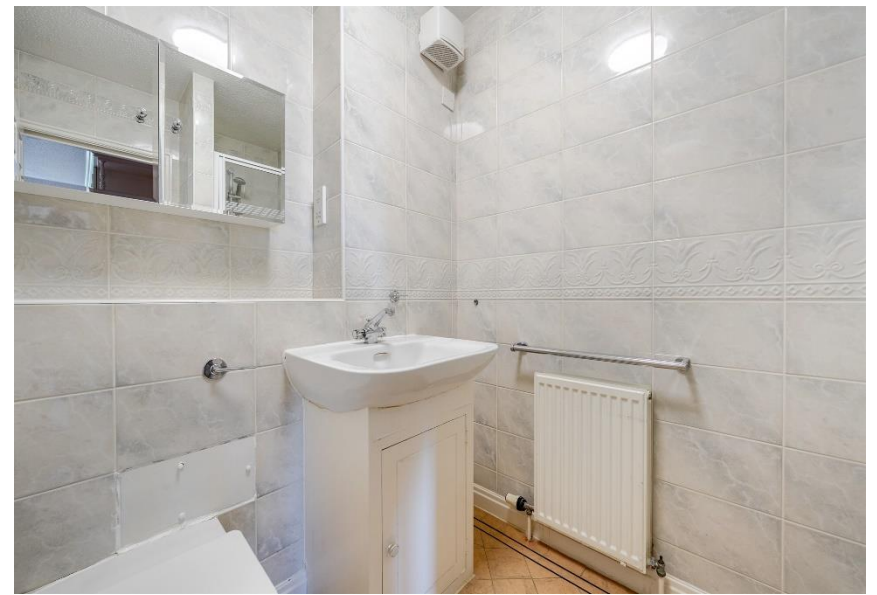
Large balcony off of lounge with spectacular views to London skyline.



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welcome to

## Claremont Heights, Crescent Road

- Secure Underground Parking Space
- Lift Service
- En-Suite Shower Room / WC To Master Bedroom
- South Facing Balcony With Stunning Views
- Particularly Large Lounge / Dining Room

Tenure: Leasehold EPC Rating: C

Service Charge: 3525.12

Ground Rent: 225.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £525,000



Please note  
the marker  
reflects the  
postcode  
not the  
actual  
property

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Property Ref:  
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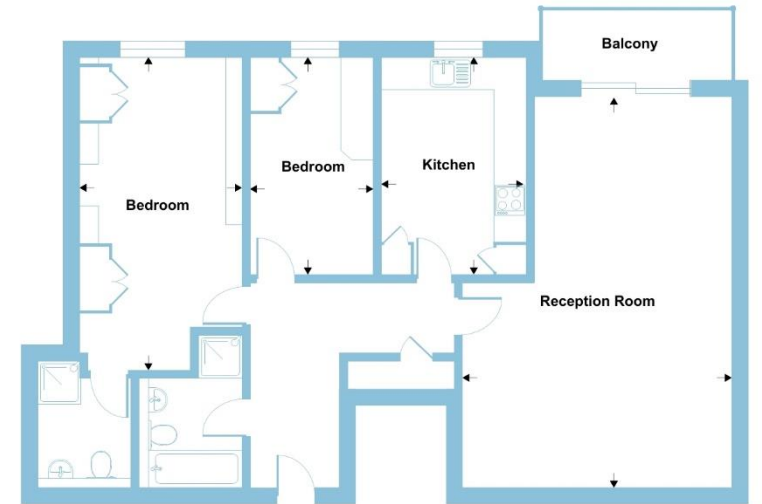
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Crescent Road, Enfield, EN2

Approximate Area = 1011 sq ft / 93.9 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). © nichecom 2025. Produced for Barnard Marcus. REF: 1299184



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