



Lincoln Court, London Road, Enfield, EN2 6EW



welcome to

Lincoln Court, London Road, Enfield

Beautifully presented spacious top floor two bedroom apartment, situated within close proximity of Enfield Town with its multiple shopping facilities, rail station (Liverpool Street Line), parks, shops, pubs and restaurants and within easy access of the A10, with its retail facilities and the M25 Motorway.

The property has been modernised and maintained to a good standard throughout and is offered on a chain free basis and has many pleasing features.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Spacious Entrance Hall

Wood effect floor, double radiator, window to rear, wall mounted gas central heating boiler in alcove.

Lounge

15' 2" x 12' 1" (4.62m x 3.68m)
Wood effect floor, double radiator.

Kitchen

14' 11" x 8' 3" (4.55m x 2.51m)
Comprises a range of white base and wall cupboards, one and half bowl stainless steel sink and drainer inset to contrasting worksurface with tiled splashback, electric oven and grill, integrated hob, plumbing for washing machine, larder cupboard, space for fridge-freezer, vinyl floor.



Bedroom One

12' 10" x 12' 11" (3.91m x 3.94m)
Wood effect floor, range of built-in wardrobe cupboards, radiator.

Bedroom Two

12' 2" x 6' 7" (3.71m x 2.01m)
Wood effect floor, double radiator.

Bathroom

Comprises panelled bath with mixer tap, shower attachment, vanity wash hand basin, wood effect floor, part tiled walls, frosted window to side.



Separate WC

Low flush WC, half tiled walls, wood effect floor, frosted window to side.

Outside

There is parking at the front of the block for residents permit parking.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Large Lounge
- Spacious Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: D

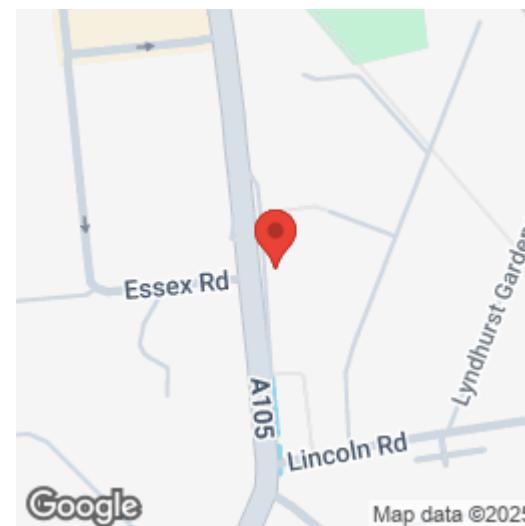
Service Charge: 2019.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



Please note the marker reflects the postcode not the actual property

Lincoln Court, London Road, Enfield, EN2

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



THIRD 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: 1314577

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Property Ref:

ENF105188 - 0002

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.

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