



Collingridge House, Old Park Road, Enfield, EN2 7BE

welcome to

Collingridge House, Old Park Road, Enfield

Barnfields are delighted to offer for sale this superb over 1400 sq ft (including garage space) ground floor apartment in a most sought after turning close to Enfield Chase Station (Moorgate Line) bus routes to Oakwood Tube Station (Piccadilly Line) and local shops on Windmill Hill including Little Waitrose. The spacious accommodation includes a 24ft lounge, integral garage and a private wrap around terrace.

This chain free property must be viewed to be fully appreciated!



Communal Entrance Hall

With entryphone system, apartment door opens to:-

Hallway

Wood flooring, radiator, two large built-in storage cupboards.

Lounge

24' 11" x 10' 8" (7.59m x 3.25m)

Wood flooring, double glazed French doors opening to terrace, two radiators.

Kitchen

13' 4" x 11' 10" (4.06m x 3.61m)

Range of fitted wall and base units with contrasting granite worktops and upstands, undermount sink and drainer, built-in double oven and microwave, integrated dishwasher and washing machine, gas hob with extractor above, built-in fridge and freezer, tiled floor, spotlights, opening to:-

Dining Room / Snug

11' 11" x 10' 4" (3.63m x 3.15m)

Tiled floor, spotlights, double glazed French doors opening to the terrace, radiator, internal door opening to garage.

Bedroom One

18' 1" x 17' 10" (5.51m x 5.44m)

Fitted carpet, range of fitted wardrobes and cupboards, double glazed French doors opening to the front, two radiators, door to:-

En-Suite

Step-in corner shower unit, WC with concealed cistern, hand basin with cupboards beneath, fully tiled walls and floor, chrome heated towel rail.

Bedroom Two

14' x 9' 9" (4.27m x 2.97m)

Fitted carpet, double glazed window to front, two lots of fitted wardrobes, radiator.

Bathroom

Panelled bath, WC with concealed cistern, hand basin with cupboards beneath, fully tiled walls and floor, chrome heated towel rail.

Terrace

Accessed via the lounge and the dining room/snug is a paved private west facing wrap around terrace opening out to the lawned communal garden.

Garage

Accessed via the dining room/snug or an up and over door from the front, is a 16ft long garage with power and light.

Off-Street Parking Space

Parking space in front of the garage.

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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Collingridge House, Old Park Road

- 24ft Lounge
- Modern Fitted Kitchen
- Dining Room / Snug
- Integral Garage & Off-Street Parking Space
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: G Service Charge: 3306.36

Ground Rent: 330.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104870 - 0002

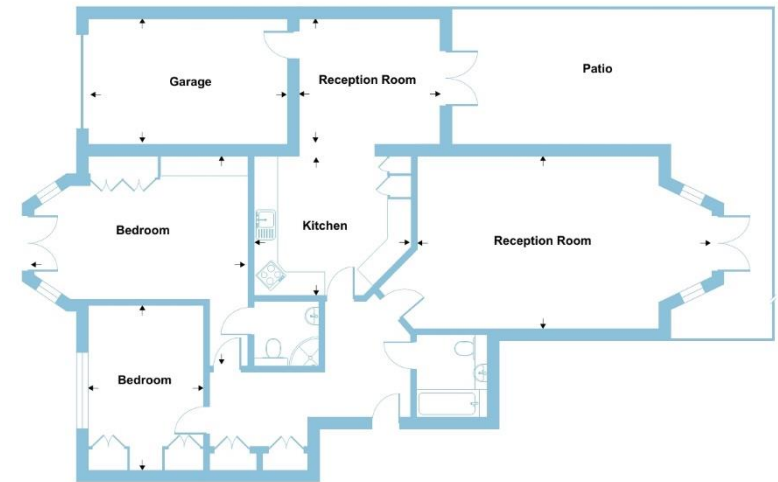
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Approximate Area = 1462 sq ft / 135.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

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: 1319961

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