



Lincoln Court, London Road, Enfield, EN2 6EW

welcome to

Lincoln Court, London Road, Enfield

Barnfields have pleasure in presenting this spacious and beautifully presented top floor purpose built apartment situated within close proximity of Enfield Town Centre with its shopping facilities, transport, (Enfield Town Rail Station - Liverpool Street Line), parks, pubs, restaurants and theatre and within access of the M25 and A10 with its abundance of retail facilities.

The property has been well maintained and is beautifully presented throughout and has an extremely long lease.



Entrance Hall

Wood effect Amtico floor, sunken spotlights to ceiling, double radiator, door entryphone system, storage cupboard.

Dual Aspect Lounge / Kitchen

22' 6" x 15' max narrowing to 12' 8" (6.86m x 4.57m max narrowing to 3.86m)

Comprises a lounge area, wood effect Amtico floor, double radiator, double glazed windows to front aspect, open to:- Kitchen area comprises a range of base and wall cupboards with composite worksurface and drainer, single bowl stainless steel sink with mixer tap over, integrated fridge-freezer, dishwasher and washing machine, electric oven and grill, electric hob with fume extractor fan over, breakfast bar, sunken spotlights to ceiling, wood effect Amtico floor, window to rear aspect.

Bedroom One

12' 10" max x 12' (3.91m max x 3.66m)

Fitted carpet, double radiator, sunken spotlights to ceiling, door to en-suite bathroom.

En-Suite Bathroom

Vanity wash hand basin, low flush WC with concealed cistern, panelled bath with mixer tap and shower, glass screen, vinyl floor, extractor fan, frosted window to side, sunken spotlights to ceiling, heated towel rail.

Bedroom Two

11' 6" x 6' 4" (3.51m x 1.93m)

Fitted carpet, double radiator, sunken spotlights to ceiling.

Shower Room WC

Beautifully appointed, comprising vanity basin, low flush WC with concealed cistern, shower cubicle, heated towel rail, vinyl floor, sunken spotlights to ceiling, extractor fan, frosted window to side.

Outside

Secure allocated gated parking space.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.



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- Allocated Parking Space
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Extremely Long Lease
- Large Dual Aspect Kitchen / Lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

Please note the marker reflects the postcode not the actual property

£300,000



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Property Ref:
ENF105266 - 0003

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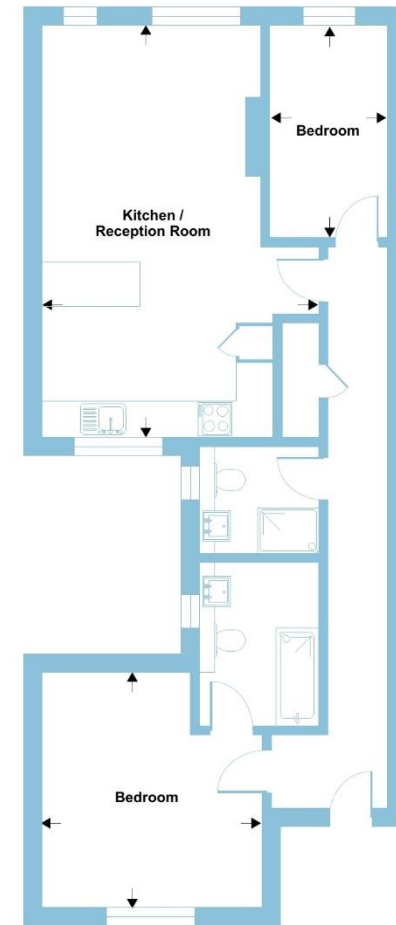
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London Road, Enfield, EN2

Approximate Area = 753 sq ft / 70 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: 1327350

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