



Salmons Brook House, Windmill Hill, Enfield, EN2 7AZ

welcome to

Salmons Brook House, Windmill Hill, Enfield

Barnfields present this extremely spacious and beautifully presented ground floor apartment, in this attractive development in a most convenient location, within a short walking distance of Enfield Chase Rail Station (Moorgate Line), shops and restaurants on Windmill Hill and Enfield Town Shopping Centre.

This superb property should be viewed to be fully appreciated and a special feature is the private gated parking, directly behind the apartment with an easily accessible rear door.



Spacious Entrance Hall

Laminate floor, radiator, entryphone system, large cupboard housing combination gas central heating boiler, separate storage cupboard.

Lounge / Dining Room

21' 6" x 12' 4" (6.55m x 3.76m)

Laminate floor, two radiators, attractive bay.

Kitchen

11' 6" x 5' 10" (3.51m x 1.78m)

Beautifully and comprehensively fitted with modern units, comprising base units with worktops, inset stainless steel sink unit, inset ceramic hob with overhead fume extractor hood, single, built-in Neff Slide&Hide oven, Neff microwave, integrated fridge-freezer, dishwasher and washing machine, laminate floor, view of rear garden and private allocated parking space.

Dual Aspect Bedroom One

23' 6" x 12' 5" (7.16m x 3.78m)

Laminate floor, two radiators, two double built-in wardrobes and matching drawer unit.

En-Suite Shower Room / WC

Large shower cubicle, pedestal wash hand basin, low flush WC (white suite), laminate floor, radiator, fully tiled walls, window.

Bedroom Two

15' 6" x 9' 8" (4.72m x 2.95m)

Three door built-in wardrobe, laminate floor, radiator.

Guest Bathroom / WC

Panelled bath with separate shower control, shower curtain and rail, pedestal wash hand basin, low flush WC (white suite), partially tiled walls, laminate floor, window.

Communal Gardens

Delightful communal gardens to rear. There is a rear pedestrian door into the communal hallway with easy access to the apartment. Parking space no.15, accessed via remote controlled gates. The communal gardens are south facing.



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Salmons Brook House, Windmill Hill

- 21' 6" Lounge
- 23' 6" Master Bedroom
- En-Suite Shower Room / WC
- Spacious Second Double Bedroom
- Secure Gated Parking With Remote Control Gate

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: £2892.04

Ground Rent: £190.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



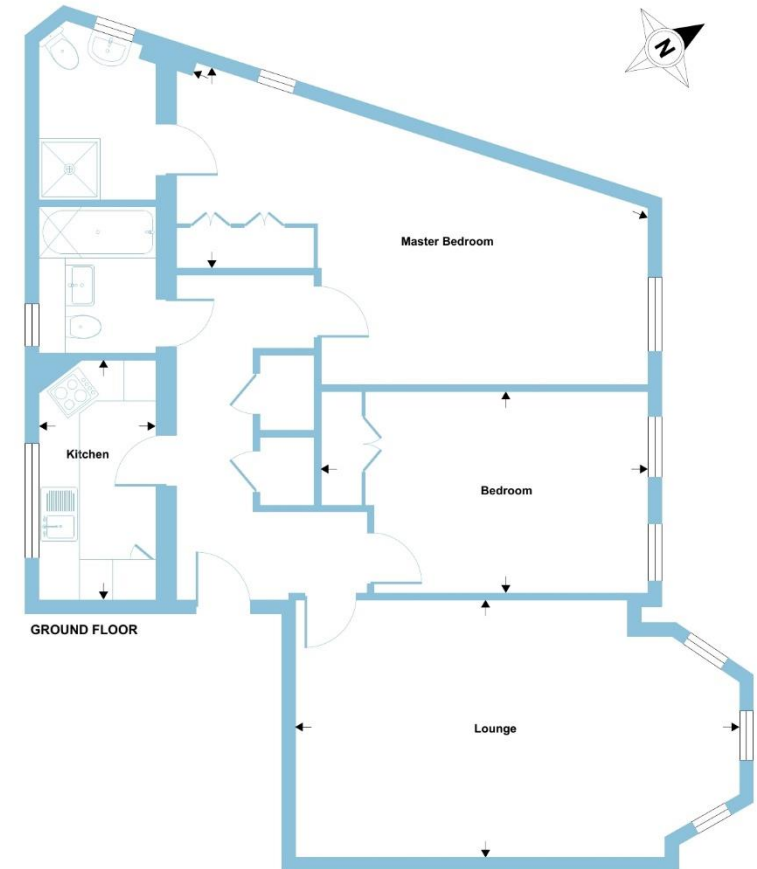
Please note the marker reflects the postcode not the actual property



Salmons Brook House, 84 Windmill Hill, Enfield, EN2

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



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: 1330320

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Property Ref:
ENF103316 - 0003

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