



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

welcome to

Collingridge House, Old Park Road, Enfield

Barnfields are extremely pleased to present this stunning, extremely spacious two bedroom ground floor apartment in this most desirable and beautifully presented development with its own terrace and private parking facility for 2 cars. The property is ideally and conveniently located in one of Enfield's premier locations, close to Enfield Golf Course, within easy walking distance of Enfield Town shopping centre and Enfield Chase Rail Station (Moorgate Line). Alternatively, Oakwood Underground Station is just a short bus ride away.

Features include:-



Elegant Communal Areas

Spacious Hallway

Fitted carpet, video entryphone, double storage cupboard and separate single storage cupboard housing fusebox.

Lounge

28' x 17' at widest (8.53m x 5.18m at widest)

Fitted carpet, two radiators, attractive bay window with double glazed French windows to Juliet balcony.

Kitchen / Dining Room

18' 3" x 9' (5.56m x 2.74m)

Beautifully and comprehensively fitted in modern units, comprising base units with granite worktops, inset stainless steel sink unit, matching wall cabinets, cupboard housing wall mounted combination gas central heating boiler, fully integrated with Neff appliances, including ceramic hob with fume extractor hood over, built-in double oven and microwave, fridge-freezer, dishwasher and washing machine, ceramic tiled floor, part tiled walls, radiator.

Bedroom One

20' 4" x 16' 7" max (6.20m x 5.05m max)

Fitted carpet, radiator, two sets of double glazed windows onto private patio/terrace, range of built-in wardrobe cupboards.

En-Suite Shower Room / WC

Shower cubicle, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, fully tiled walls, heated towel rail.

Bedroom Two

13' 3" x 10' (4.04m x 3.05m)

Fitted carpet, radiator, range of built-in wardrobe cupboards.

Guests Bathroom / WC

Panelled bath with separate shower control, shower screen, vanity wash hand basin with cupboards under, low flush WC (white suite), ceramic tiled floor, fully tiled walls, heated towel rail.

Outside

Communal Gardens

Delightful communal lawns/garden to rear.

Parking

The apartment enjoys use of front driveway with two private parking spaces with EV charger immediately outside the apartment below the lounge.

NB

This property must be viewed to be fully appreciated.



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Collingridge House, Old Park Road

- Extremely Spacious Lounge With Juliet Balcony
- Superb Kitchen / Dining Room
- Huge Master Bedroom With En-Suite
- Two Private Parking Spaces With EV Charger
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Service Charge: 3174.00

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.

offers in the region of

£570,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105349 - 0002

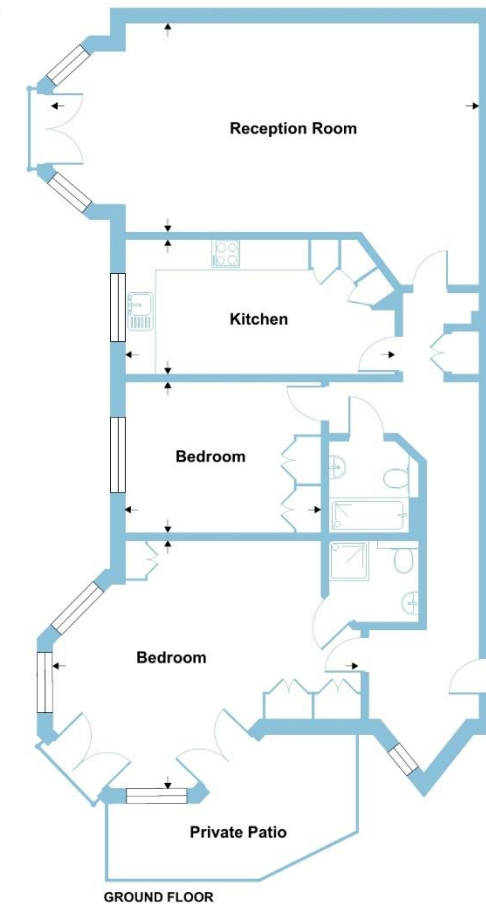
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Approximate Area = 1213 sq ft / 112.6 sq m

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: 1342602




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