



**Potash House Canning Square, Enfield EN1 4BP**

**welcome to**

## **Potash House Canning Square, Enfield**

Barnfields are pleased to offer for sale this spacious two bedroom ground floor split level maisonette with its own rear garden and terrace. Built less than 10 years ago, the property offers modern living space in a convenient location close to good bus routes (including the 191 with links to local rail stations), the A10 and the M25 motorway plus just a short walk from the Historic Forty Hall Estate and Country Park and David Lloyd Sports Club.



## Hallway

Laminate flooring, two storage cupboards.

## Kitchen

Irregular Shaped Room 13' 7" x 8' 10" ( 4.14m x 2.69m)  
Range of fitted wall and base units with toning worktops, sink and drainer, built in oven with induction hob and extractor above, space for fridge/freezer, plumbing for dishwasher, cupboard housing boiler, double glazed windows to front, laminate flooring.

## W.C

With pedestal wash hand basin, low level w.c., tiled floor.

## Lounge

Irregular Shaped Room 16' 10" x 12' 7" ( 5.13m x 3.84m)  
Laminate flooring, two lots of double glazed French doors to garden, radiator.

## First Floor Bedroom 1

Irregular Shaped Room 16' 7" x 14' 7" ( 5.05m x 4.45m)  
Fitted carpet, radiator, built in wardrobe, double glazed windows and door to balcony/terrace to front with decked flooring.

## Bedroom 2

Irregular Shaped Room 16' 7" x 10' 9" ( 5.05m x 3.28m)  
Fitted carpet, radiator, double glazed windows to rear.

## Bathroom

Panelled bath with shower over, w.c. with concealed cistern, hand basin, fully tiled walls and floor, spotlights.

## Outside

### Rear Garden

Good sized garden with storage shed.



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## Potash House Canning Square, Enfield

- Two Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Downstairs W.C.
- First Floor Bathroom

Tenure: Leasehold EPC Rating: B

Service Charge: 1412.88

Ground Rent: 199.92

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£360,000**



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Property Ref:  
ENF105398 - 0002

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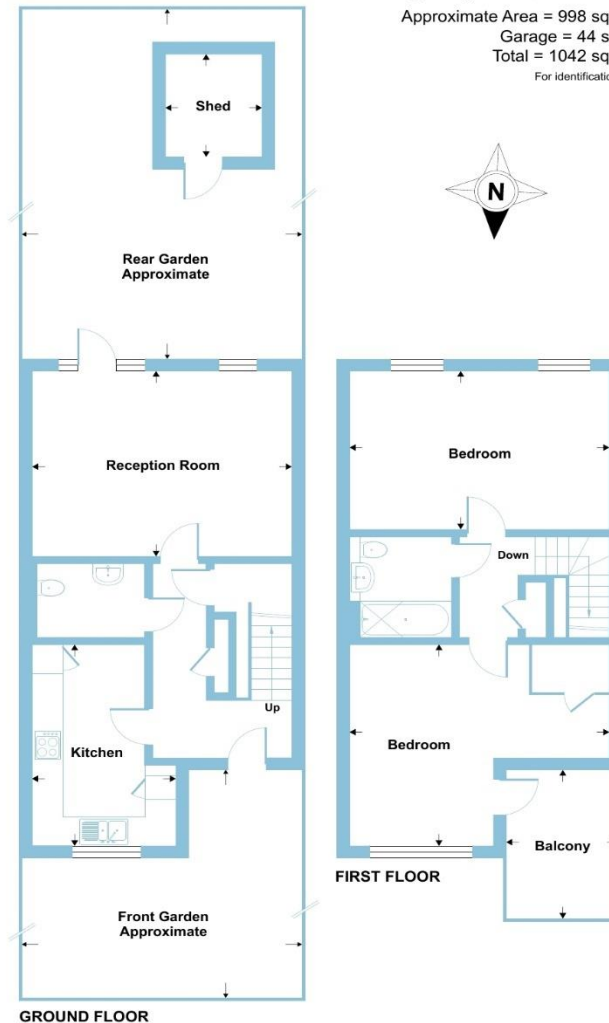
### Canning Square, Enfield, EN1

Approximate Area = 998 sq ft / 92.7 sq m

Garage = 44 sq ft / 4.1 sq m

Total = 1042 sq ft / 96.8 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: 1354178

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Please note the marker reflects the postcode not the actual property