



**Enders Close, Enfield, EN2 8FJ**



**welcome to**

## **Enders Close, Enfield**

Barnfields are delighted to offer this spacious and immaculate, two bedroom ground floor purpose built apartment within a gated development just off The Ridgeway, just moments walk to the new Wren Academy Secondary School and One Degree Primary School. Gordon Hill Rail Station (Moorgate Line) plus Enfield Town multiple shopping centre is within easy access.

The property has been modernised to a high standard throughout by the current owner and must be viewed to be fully appreciated.





### Communal Entrance

With lift access to all floors and secure entryphone system.

### Spacious Hallway

Wood flooring, storage cupboard, utility cupboard with plumbing for washing machine and space for dryer, video entryphone, spotlights, built-in storage cupboard.

### Lounge

16' 2" x 11' 11" ( 4.93m x 3.63m )

Dual aspect with double glazed windows to front, wood flooring, radiator, open planned to kitchen.

### Kitchen

12' 9" x 5' 2" ( 3.89m x 1.57m )

Open planned to lounge with fitted wall base units with toning granite worktops and upstands, inset stainless steel sink unit, gas hob with stainless steel splashback and extractor above, built-in oven, integrated dishwasher, tiled splashbacks, space for fridge-freezer, ceramic tiled floor, double glazed window to side, matching granite breakfast bar, spotlights.

### Bedroom One

11' 2" x 10' 4" ( 3.40m x 3.15m )

Wood flooring, radiator, double glazed windows to front, door to:-

### En-Suite

Fully tiled shower cubicle, hand basin with drawers beneath, low level WC with concealed cistern, ceramic tiled floor, heated towel rail.

### Bedroom Two

12' 10" x 8' 2" ( 3.91m x 2.49m )

Wood flooring, radiator, double glazed window to front.

### Guest Bathroom

Panelled bath with shower attachment and glass screen, wall mounted hand basin with drawer beneath, low level WC with concealed cistern, ceramic tiled walls and floor, chrome heated towel rail, spotlights.

### Outside

### Parking

A secure allocated parking space accessed via remote controlled security gates at the front of the development.



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## Enders Close, Enfield

- Two Double Bedrooms
- Spacious Lounge
- Open Plan Fitted Kitchen
- En-Suite To Master Bedroom
- Additional Bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2562.00

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £365,000



Please note the marker reflects the postcode not the actual property

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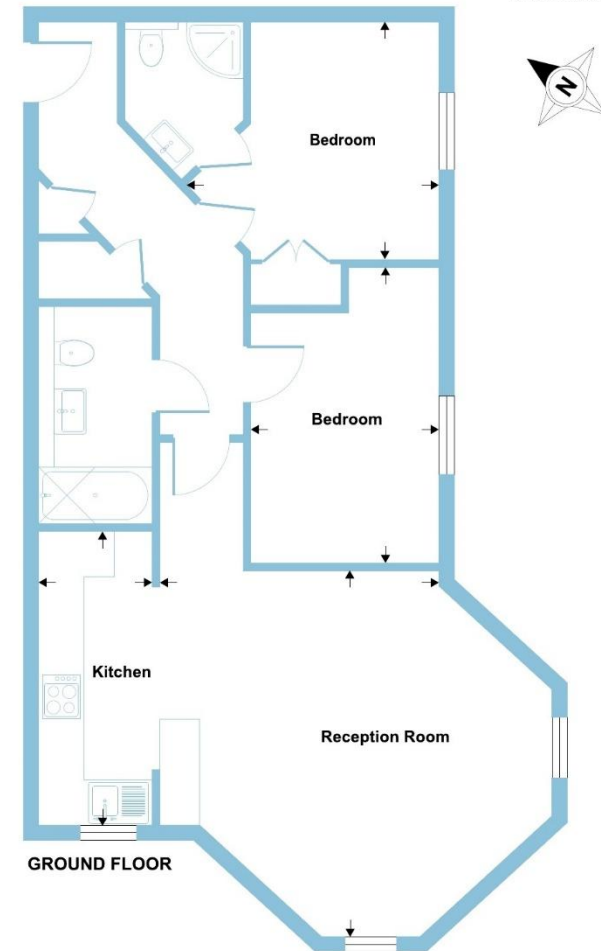
Property Ref:  
ENF104312 - 0005

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## Enders Close, Enfield, EN2

Approximate Area = 689 sq ft / 64 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: 1357556

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