



Lincoln Court, London Road, Enfield, EN2 6EW

welcome to

Lincoln Court, London Road, Enfield

Beautifully presented spacious top floor two bedroom apartment, situated within close proximity of Enfield Town with its multiple shopping facilities, Overground Weaver Line Rail Station to Liverpool Street, parks, shops, pubs and restaurants and Enfield Chase Rail Station with trains to Finsbury Park within easy reach and access to the A10, with its retail facilities and the M25 Motorway.

The property has been modernised and maintained to a good standard throughout and is offered on a chain free basis and has many pleasing features.



Spacious Entrance Hall

Wood effect floor, double radiator, window to rear, wall mounted gas central heating boiler in alcove.

Lounge

15' 2" x 12' 1" (4.62m x 3.68m)

Wood effect floor, double radiator.

Kitchen

14' 11" x 8' 3" (4.55m x 2.51m)

Comprises a range of white base and wall cupboards, one and half bowl stainless steel sink and drainer inset to contrasting worksurface with tiled splashback, electric oven and grill, integrated hob, plumbing for washing machine, larder cupboard, space for fridge-freezer, vinyl floor.

Bedroom One

12' 10" x 12' 11" (3.91m x 3.94m)

Wood effect floor, range of built-in wardrobe cupboards, radiator.

Bedroom Two

12' 2" x 6' 7" (3.71m x 2.01m)

Wood effect floor, double radiator.

Bathroom

Comprises panelled bath with mixer tap, shower attachment, vanity wash hand basin, wood effect floor, part tiled walls, frosted window to side.

Separate W.C.

Low flush WC, half tiled walls, wood effect floor, frosted window to side.

Outside

There is parking at the front of the block for residents permit parking.



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Lincoln Court London Road, Enfield

- Long Lease
- Chain Free
- Large Lounge
- Spacious Modern Fitted Kitchen
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2019.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1972. 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 **£260,000**



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Property Ref:
ENF105478 - 0002

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Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



THIRD 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: 1314577



Please note the marker reflects the postcode not the actual property

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