



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



**welcome to**

**Salmons Brook House, Windmill Hill, Enfield**

Barnfields are delighted to offer for sale this two-bedroom, two-bathroom top floor flat with balcony and Southerly views across London. This sought after development benefits from a lift service to all floors as well as secure gated parking to the rear of the block. Located close to Enfield Chase Overground Station, Enfield Town Shopping centre plus bus routes to Oakwood Tube Station, this chain free property must be viewed to be fully appreciated!







### Communal Entrance Hall

With stairs and lift access to all floors.

### Flat Door Opens To ...

#### Hallway

Fitted carpet, loft hatch opening to loft storage space, cupboard housing hot water tank and boiler, plus storage cupboard.

#### Lounge

18' 4" x 11' 10" ( 5.59m x 3.61m )

Fitted carpet, two radiators, built in book shelves, double glazed windows and door opening to Southerly facing balcony.

#### Kitchen

13' 2" x 5' 9" ( 4.01m x 1.75m )

Range of fitted wall and base units with contrasting worktops, stainless steel sink and drainer, ceramic hob with extractor above, eye level oven, built in dishwasher, washing machine and fridge/freezer, tiled splashbacks, double glazed window to rear, vinyl flooring, spotlights, radiator.

#### Bedroom 1

19' 2" x 9' 3" ( 5.84m x 2.82m )

Fitted carpet, double glazed windows to rear, built in wardrobes, fitted carpet, door to...

#### En Suite

Fully tiled step in shower unit, low level w.c. with concealed cistern, wall mounted sink unit, chrome heated towel rail, part tiled walls and tiled floor.

#### Bedroom 2

13' 2" x 6' 9" ( 4.01m x 2.06m )

Fitted carpet, radiator, double glazed window to rear, built in wardrobe.

#### Bathroom

Panelled bath with shower over and curtain, pedestal wash hand basin, low level w.c., tiled floor, part tiled walls, radiator, spotlights.

#### Outside

##### Communal Gardens

Pleasant communal gardens surround the block.

#### Allocated Parking Space

Parking space no.21 belongs to the property in the secure gated car park to the rear of the block.



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## Salmons Brook House, Windmill Hill, Enfield

- Two Bedrooms
- Two Bathrooms
- Top Floor
- Southerly Facing Balcony
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 2892.00

Ground Rent: 190.00

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 in excess of

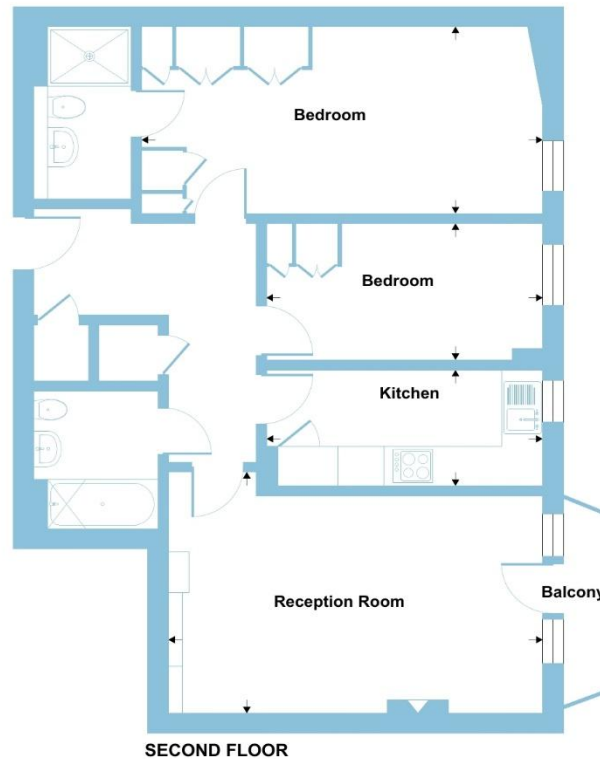
**£370,000**



### Windmill Hill, Enfield, EN2

Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



SECOND FLOOR



Please note the marker reflects the postcode not the actual property



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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: 1385050

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Property Ref:

ENF105551 - 0003

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