



**Offers in excess of £800,000**

**TENURE : SHARE OF FREEHOLD**

**Private Road, Enfield, Greater London, EN1**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 1**

**Share of Freehold**

**Three Double Bedrooms**

**Stunning Penthouse**

**Highly Desirable Private Road**

**1960 Square Foot**

**Private Roof Terrace**

**Addison Townsend**

913 Green Lanes, Winchmore Hill, London, N21 2QP

info@addisontownends.co.uk | 442088826828

Website: <https://www.addisontownsend.co.uk/>

**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer this stunning penthouse apartment located in this highly desirable, tranquil and private residential cul-de-sac. With a total area of 1953sqft, this "bungalow in the sky" features a generously sized reception room, a recently fitted kitchen, a WC, three double bedrooms (two of which have en-suite bathrooms), and a dressing room in the main bedroom. The wrap-around balcony adds to the allure of this exquisite property, providing an ideal space for entertaining guests. There is a lift service to the second floor, communal gardens, off street parking and double garage.

Residents of this property will enjoy the abundance of amenities available in the local area, including a variety of shops, cafes, and restaurants located just 0.5 miles south in Enfield Town Palace Exchange. Additionally, transportation options are plentiful with Enfield Town (London Overground) and Bush Hill Park (London Overground) stations situated just 0.5 miles away. Both stations offer a direct service to London Liverpool Street, which can be reached in just over 30 minutes.

Families with children will appreciate the property's proximity to several highly regarded schools, including Silverways School, Enfield County Grammar School, and Enfield County School for Girls. In summary, this property is a must-see for anyone seeking a luxurious and conveniently located penthouse apartment in Enfield.

Chain free.

Service Charge: £2,386.76 per annum (invoiced quarterly and includes the lift contribution)

Ground Rent: none

Length of Lease 999 years from 25th December 1969

Council Tax Band: F

#### **Entrance Hall**

31' 4" x 12' 4" (9.56m x 3.75m)

#### **Guest Cloakroom**

2' 9" x 11' 8" (0.85m x 3.55m)

#### **Reception Room**

21' 6" x 26' 2" (6.56m x 7.97m)

#### **Kitchen/Diner**

16' 11" x 11' 6" (5.15m x 3.50m)

#### **Master Bedroom**

21' 9" x 12' 3" (6.64m x 3.74m)

#### **Study**

8' 4" x 9' (2.55m x 2.74m)

#### **En Suite Shower**

6' 7" x 9' 9" (2.01m x 2.98m)

#### **Bedroom Two**

12' x 17' 5" (3.66m x 5.31m)

#### **Bedroom Three**

11' 11" x 15' 6" (3.63m x 4.73m)

#### **Bathroom**

9' 4" x 11' 6" (2.84m x 3.50m)

**Roof Terrace** 18' 10" x 29' 9" (5.73m x 9.08m)

18' 8" x 29' 8" (5.70m x 9.05m)

**Double Garage**

9' 10" x 20' (3.00m x 6.10m)

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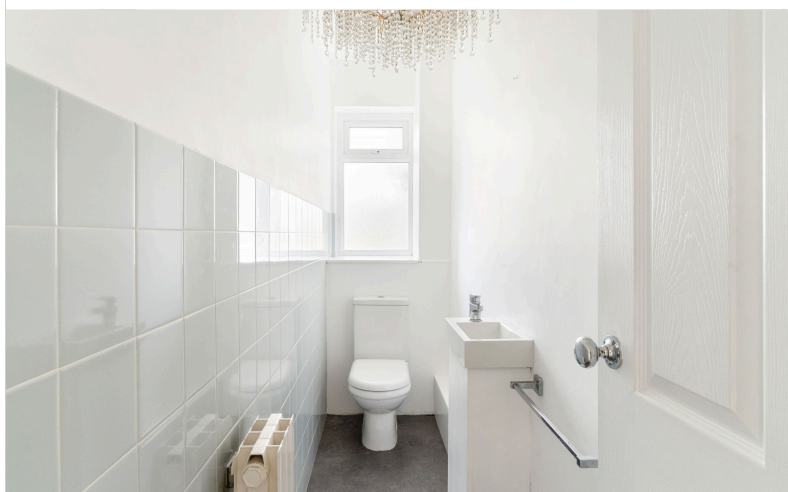




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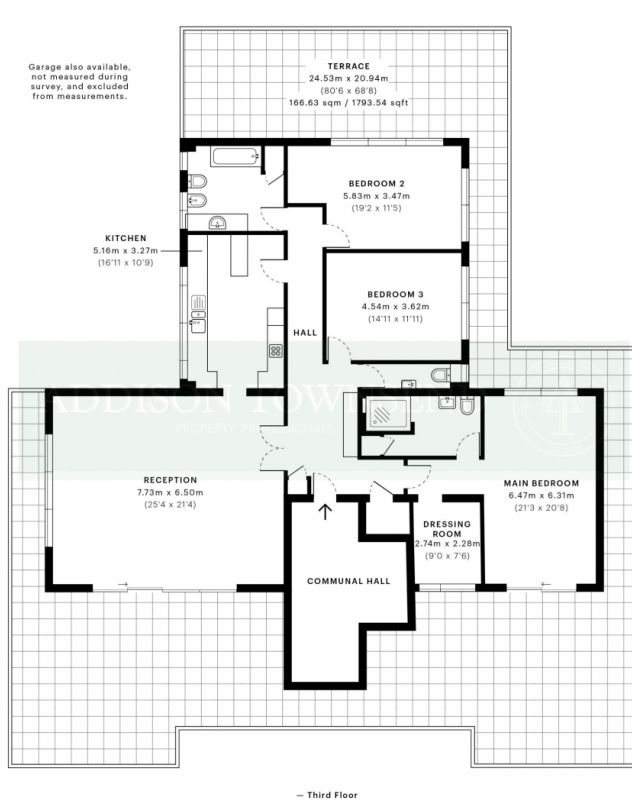




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GROSS INTERNAL AREA (GIA) The footprint of the property 181.48 sqm / 1953.43 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes windows, restricted head height 173.98 sqm / 1872.71 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 166.62 sqm / 1793.48 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 351.94 sqm / 3788.25 sqft  
IPMS 3C RESIDENTIAL 344.63 sqm / 3709.57 sqft  
SPEC ID: 62da9d79d9ba5980deee38a85

