



 **3**
Bedrooms

 **2**
Bathrooms



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)

