



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
Tel: 020 8805 5959

Alma Road, Enfield, EN3 4FU
Asking Price £350,000

- Modern Living experience at Peregrine Point
- Located on the Sixth Floor with Lift Access
- Long Lease of over 240 Years
- Close Proximity to all Local Shops & Amenities
- An ideal First time buy or a Buy to Let Opportunity

KINGS GROUP presents a Modern Living experience at Peregrine Point, located on the 6th floor. This remarkable two-bedroom apartment offered CHAIN FREE is part of the sought-after Peregrine Point development, combining contemporary design with spacious living to offer the ultimate in modern comfort with an ALLOCATED PARKING SPACE.

The heart of the apartment is the open-plan reception room and kitchen/diner. This expansive space is flooded with natural light, creating a bright and welcoming atmosphere. The kitchen is fully equipped with modern fittings, perfect for preparing meals, while the adjoining dining and living areas are ideal for both casual relaxation and entertaining guests.

The apartment features a stylish three-piece bathroom suite, thoughtfully designed with modern fixtures and finishes. It offers both practicality and luxury, making it the perfect place to unwind.

Both bedrooms are generously sized, with the master bedroom benefiting from a built-in wardrobe and large windows that allow natural light to pour in. The property also includes a private balcony, where you can enjoy peaceful views of the surroundings.

The building offers excellent amenities, including a lift, a video entry system, and a secure, friendly community atmosphere. Additionally, this property is offered chain-free, meaning the sale can proceed quickly and smoothly.

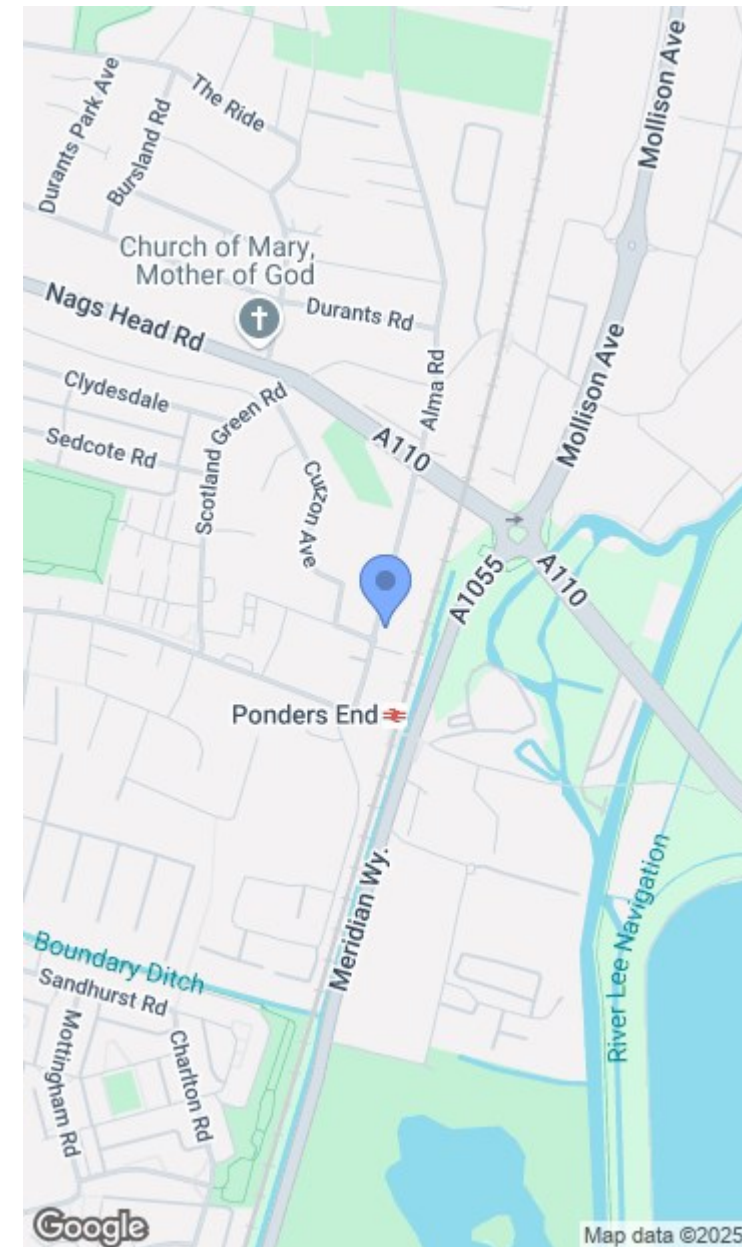
The location is highly convenient, with local shops, cafés, and other amenities just a short walk away.

Ponders End Station is within easy reach, offering direct access to London Liverpool Street in just 20 minutes and Tottenham Hale in 5 minutes. There are also excellent transport links to the Victoria Line, Stansted Express, and the upcoming Crossrail 2.

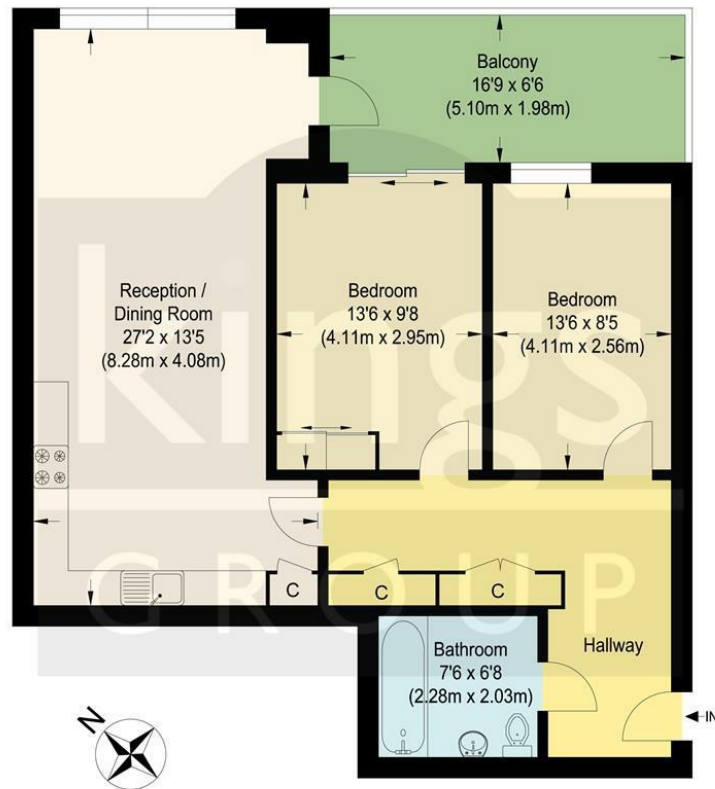
Nearby, you'll find reputable schools, parks, all within close proximity. The apartment comes with a 241-year lease.

Leasehold
241 years lease term
Service charge £1,920.00
Flood Risk Low
Standard Construction
EPC Rating B
Council Band C

- Offered Chain Free
- Allocated Parking Spot & Video Entryphone System
- Open-Plan Reception Room and Kitchen/Diner
- Great access into Tottenham Hale & London Liverpool Street
- Potential Rental income of £19,000-£20,000 PA.







Sixth Floor

Peregrine Point

Approximate Gross Internal Floor Area : 73.4 sq m / 790.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

