www.kings-group.net

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

1 Alma Road, Enfield, EN3 4FU
Asking Price £365,000

kings
GROUP

- Modern Living at Peregrine Point
- Two Double Bedrooms
- Close Proximity to all local shops & Amenities
- Offered CHAIN FREE
- Communal Grounds
- Located on the 9th Floor with stunning views of London
- Large Private Balcony
- 241 Year lease
- Lift
- Potential Rental income of £21,000 PA

KINGS GROUP OFFER a Modern Living at Peregrine Point. Step into a world of elegance with this exquisite two-bedroom flat, nestled in the prestigious Peregrine Point development. Boasting a contemporary design and an abundance of space, this property is the epitome of modern comfort.
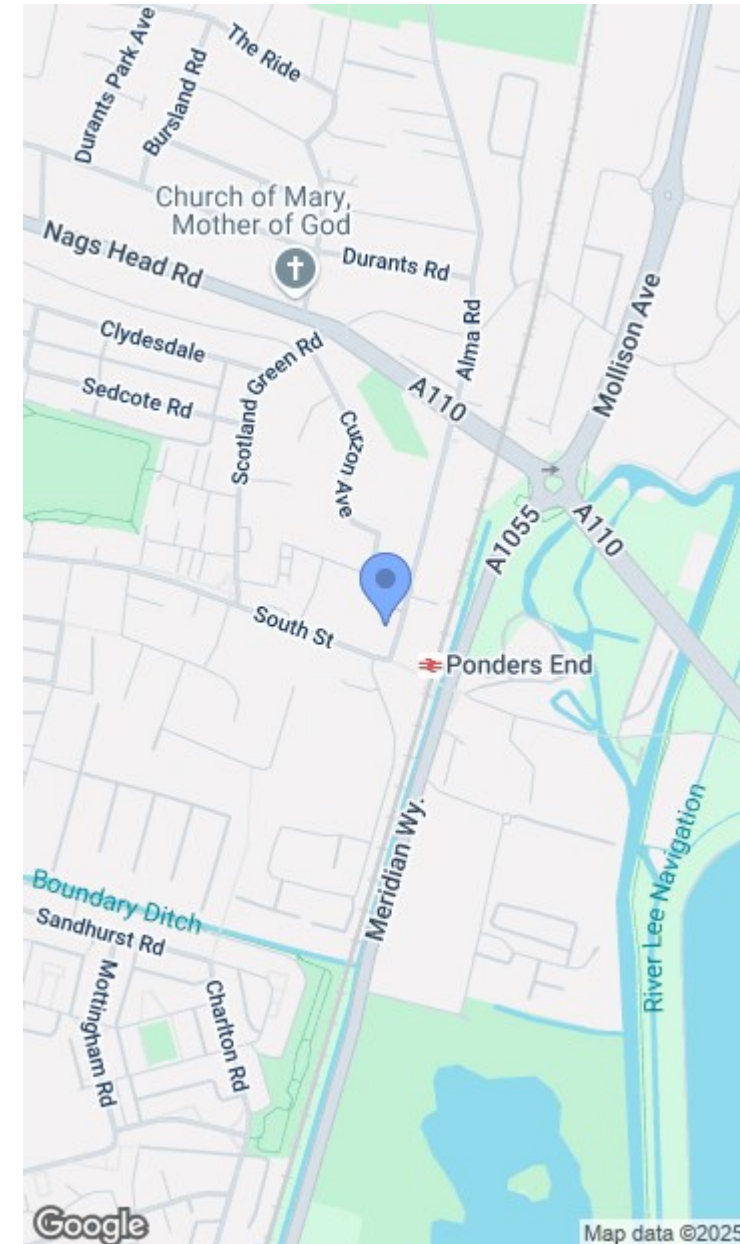
Key Features

* Located on the 9th Floor with stunning views of London.
*Open Plan Living - A luminous kitchen/reception area, perfect for entertaining guests or enjoying quiet evenings at home.
* Large Private Balcony - With serene views.
*Two Double Bedrooms- Each room offers ample space, with the main bedroom featuring a fitted wardrobe and expansive windows for natural light.
*Luxury Amenities - Enjoy the convenience of a lift, video entry system, and a secure, welcoming community.

*Close Proximity to all local shops & Amenities.
*Ponders End Station - A stone throw walk away, whisking you to London Liverpool Street in 20 minutes and Tottenham Hale in 5 minutes.
*Connectivity - Easy access to the Victoria line, Stansted Express, and the anticipated Crossrail 2.

*Shops, Eateries, and More Discover local boutiques, cosy cafes, reputable schools, and tranquil parks all within close proximity.
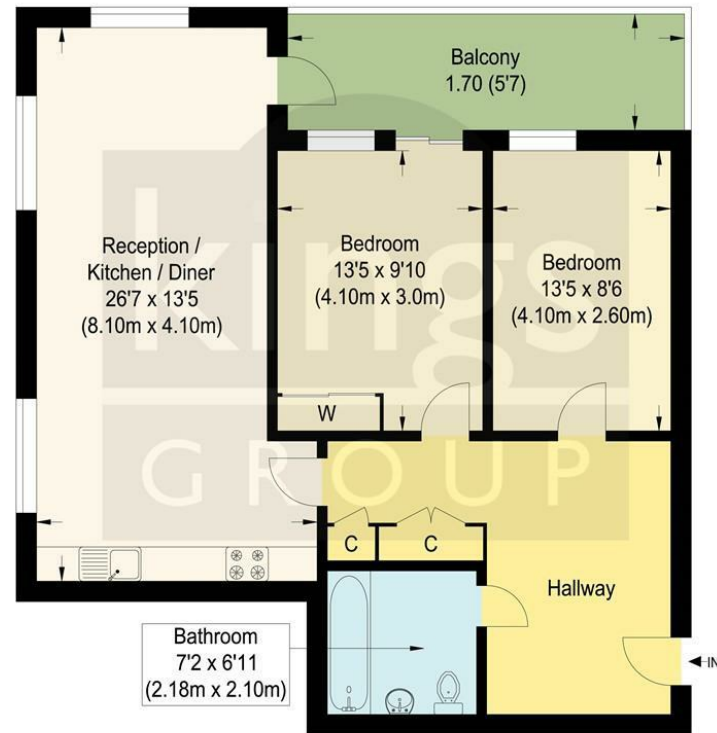
Leashold Term 241 Years
Service Charge £2098 PA and Ground Rent £300 PA

Flood Level Rivers & Seas Very low
Surface Water Low
Council Tax Band C
EPC Rating B
Standard Construction

N

Balcony
1.70 (5'7)

Reception /
Kitchen / Diner
26'7 x 13'5
(8.10m x 4.10m)

Bedroom
13'5 x 9'10
(4.10m x 3.0m)

Bedroom
13'5 x 8'6
(4.10m x 2.60m)

W

C   C

Hallway

Bathroom
7'2 x 6'11
(2.18m x 2.10m)

IN

Ninth Floor

Peregrine Point, EN3

Approximate Gross Internal Floor Area : 74.30 sq m / 799.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.