



**[www.kings-group.net](http://www.kings-group.net)**

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Enfield Highway EN3 5AZ  
Tel: 020 8805 5959

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



- Modern Living at Peregrine Point
- Two Double Bedrooms
- Close Proximity to all local shops & Amenities
- Offered CHAIN FREE
- Communal Grounds

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.

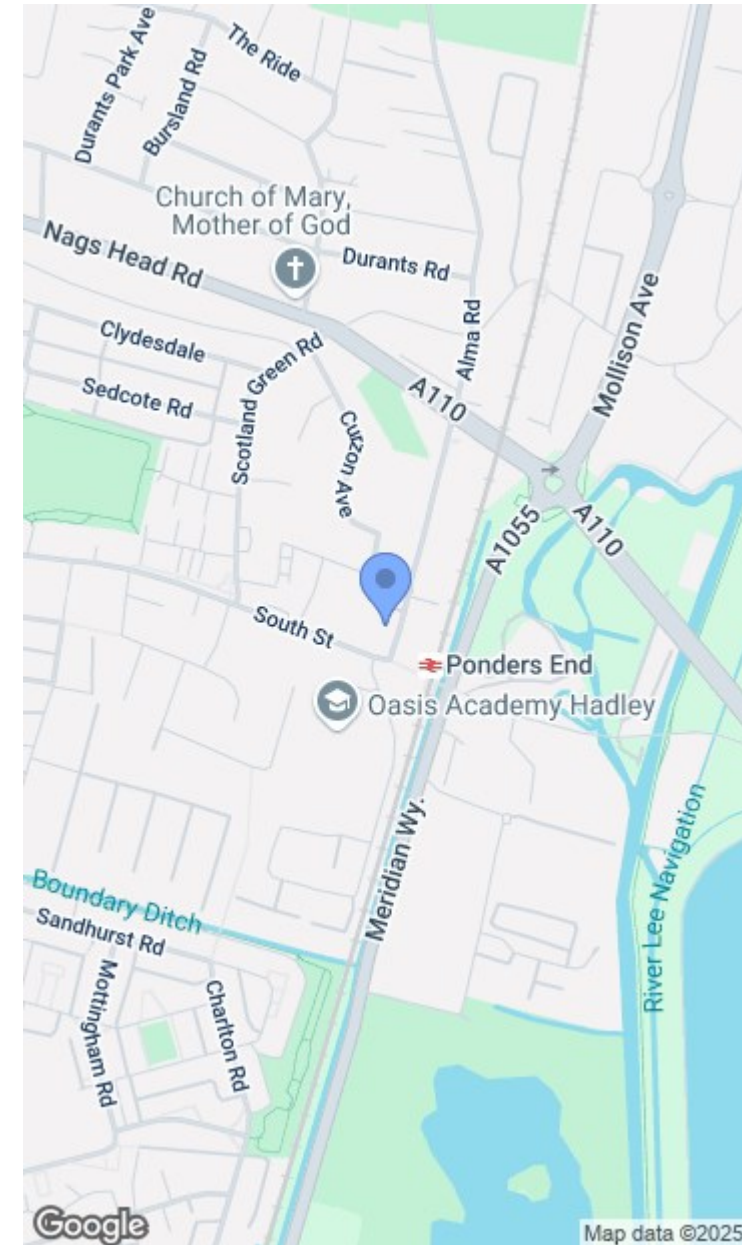
#### Key Features

- \* 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

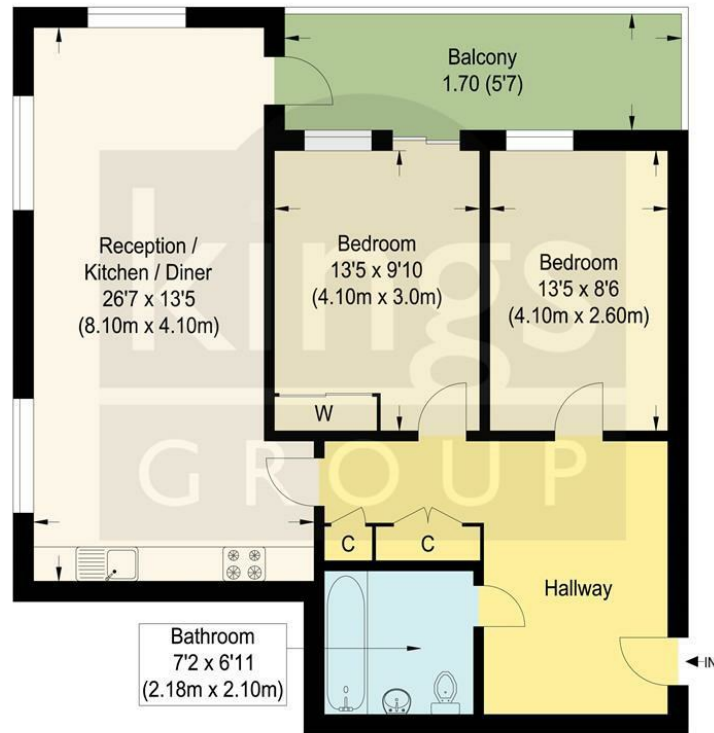
- Located on the 9th Floor with stunning views of London
- Large Private Balcony
- 241 Year lease
- Lift
- Potential Rental income of £21,000 PA











### 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.

