



Canning Square, EN1 4BT  
Enfield

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# Canning Square, EN1 4BT

Kings Group – Enfield Town are pleased to present this beautifully presented, dual aspect, two double bedroom second floor apartment, situated on a highly desirable residential road just a short distance from the picturesque Forty Hall Estate, offering beautiful green spaces to enjoy. Ideally located, the property is within easy reach of transport links including nearby bus stops and Turkey Street Station, with commuters also benefiting from excellent road connections via the A10, M25 and A406, providing convenient access to surrounding areas.

A variety of local shops and amenities are close by, including the David Lloyd Leisure Centre, while Enfield Retail Parks and Enfield Town Centre are just a short drive away, offering a wide range of shopping, dining and entertainment options. This property is ideal for first-time buyers, young families, and investors alike. Families will particularly appreciate the property's location within the catchment area for several highly regarded schools, including Worcesters Primary School and Carterhatch Infant and Junior Schools.

The internal accommodation measures approximately 74 sqm and comprises a bright and spacious modern open plan fitted kitchen and living area with direct access to a private south west facing balcony. There are two generous double bedrooms, both of which benefit from built-in wardrobes, as well as a stylish three piece bathroom suite and ample storage space throughout. Additional features include a secure entry phone system, gas central heating, and impressive floor to ceiling double glazed windows throughout, flooding the property with natural light.

Externally, residents can enjoy well maintained communal gardens laid to lawn, access to a secure bike shed, and an allocated parking space. This is a fantastic opportunity to secure a spacious and modern apartment in a prime Enfield location.

Offers Over £340,000



- A Beautifully Presented Dual Aspect Two Double Bedroom Second Floor Apartment
- A Modern Fitted, Spacious Open Plan Kitchen/Living/Dining Area
- Ample Storage Space Throughout
- Approximate 74sqm of Internal Living Space
- Floor to Ceiling Double Glazed Windows Flooding the Property with Natural Light Throughout
- Allocated Parking
- Private South West Facing Balcony
- A Well Maintained Laid to Lawn Communal Garden and Secure Bike Shed
- Security Entry Phone System
- Highly Sought After Residential Area



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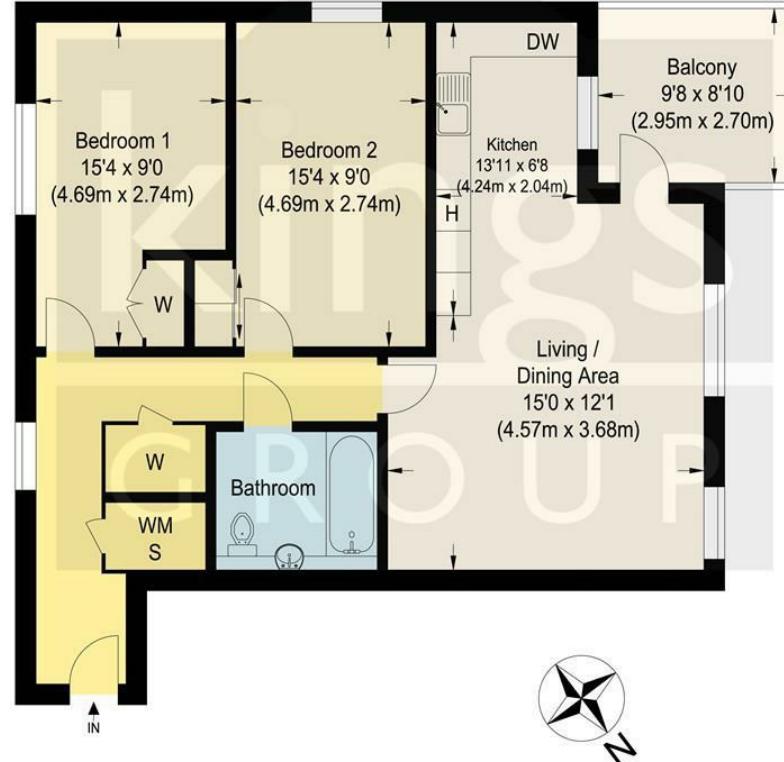
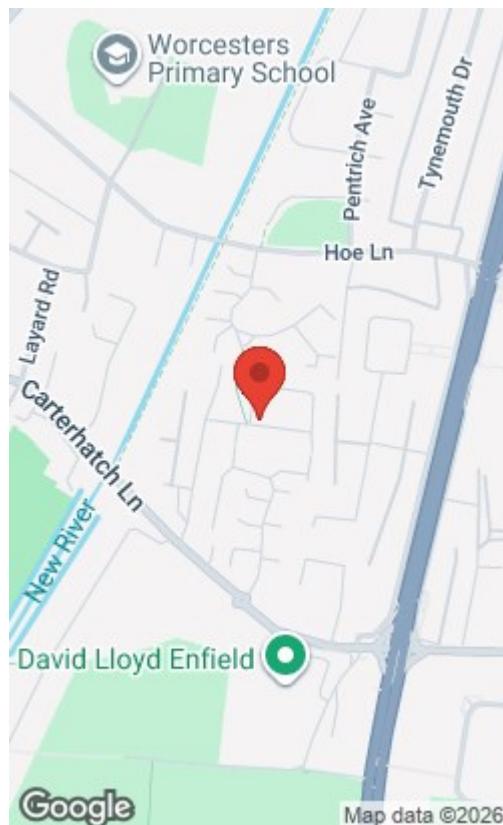


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	



## Mill House

Approximate Gross Internal Floor Area : 73.80 sq m / 794.37 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF  
T: 0208 364 4118

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

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