



**Howard Court, Henry Close, Enfield, EN2 9JT**



**welcome to**

**Howard Court, Henry Close, Enfield**

Barnfields are delighted to offer for sale this bright and spacious two bedroom ground floor apartment in this small purpose built development just off Clay Hill. Located close to Forty Hall Estate, Hilly Fields and Whitewebbs Country Parks, as well as good bus routes to Enfield Town (Liverpool Street Line) and Gordon Hill Stations (Moorgate Line), plus within easy access of Enfield Town and the M25.

This property has been well maintained throughout by the current owners and must be viewed to be fully appreciated.



### **Communal Front Door**

Opens to the well kept communal hallway, the flat door opens to:-

### **Hallway**

Wood flooring, two built-in storage cupboards, radiator.

### **Bedroom Two**

11' 8" x 7' 1" ( 3.56m x 2.16m )

Double glazed window to front, radiator, wood flooring.

### **Bedroom One**

13' 7" x 8' 11" ( 4.14m x 2.72m )

Double glazed window to front, radiator, wood flooring, built-in wardrobe.

### **Bathroom**

Panelled bath with shower over and tiled splashback, pedestal wash hand basin, low level WC, part tiled walls, chrome towel rail, wall mounted fan heater, tiled floor.

### **Lounge**

18' 3" x 9' 11" ( 5.56m x 3.02m )

Double glazed window to front, wood flooring, radiator, doorway to:-

### **Kitchen**

8' x 5' 9" ( 2.44m x 1.75m )

Range of white fitted wall and base units with black granite worktops, undermount sink, electric hob with built-in oven beneath and extractor above, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, double glazed window to front, tiled floor.

### **Outside**

### **Communal Gardens**

Well manicured communal gardens surround the block.

### **Parking**

The property enjoys its own allocated parking space.



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welcome to

## Howard Court Henry Close, Enfield

- Two Bedrooms
- Ground Floor
- Modern Fitted Kitchen And Bathroom
- Small Development
- Close To Forty Hall, Hilly Fields And Whitewebbs

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2248.49

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

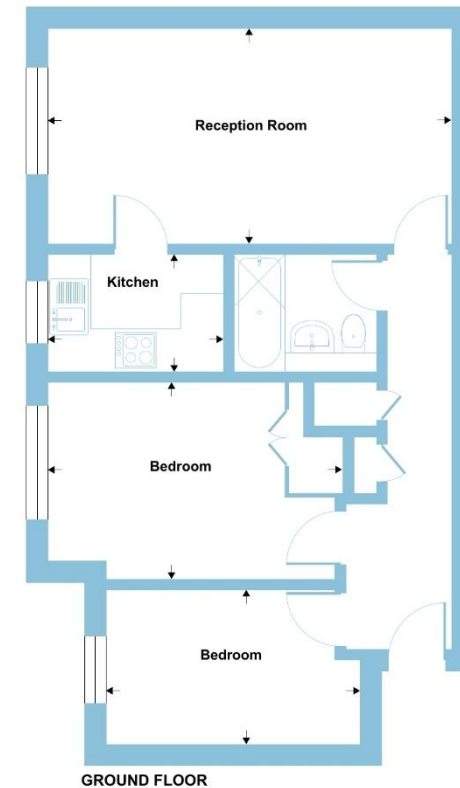
**£300,000**



Please note the marker reflects the postcode not the actual property

Henry Close, Enfield, EN2

Approximate Area = 567 sq ft / 52.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1435453



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Property Ref:  
ENF105662 - 0002

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**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)