



Canning Square, EN1 4BP
Enfield





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****Available for Purchase at 30% Shared Ownership or Alternatively at 100% Ownership****
Kings Group – Enfield Town are pleased to bring to the market this attractive & generously proportioned two double bedroom top floor apartment, offering modern interiors, spacious accommodation & the added advantage of a private terrace.

The property centres around a superb open plan kitchen & living space, incorporating contemporary fitted units and impressive floor to ceiling windows that allow natural light to flow throughout. This creates a bright & inviting environment, ideal for both relaxing at home and entertaining guests. The living area also provides direct access to a private terrace, offering a welcome outdoor retreat to enjoy some fresh air & unwind.

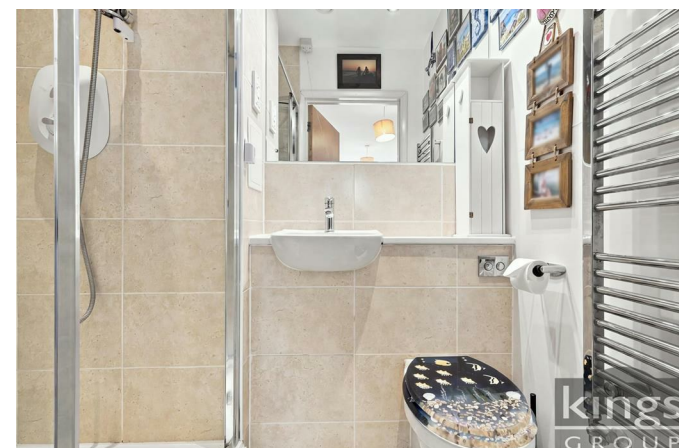
There are two well sized double bedrooms, with the principal bedroom benefiting from fitted wardrobes, floor to ceiling windows, direct access to the terrace & a contemporary en-suite shower room. Further features include a separate three piece family bathroom, a generous selection of built in storage cupboards, gas central heating & allocated parking. The top floor setting, complemented by a secure entry phone system, also provides an added sense of privacy & security. The property is available to purchase at 100% ownership, presenting an opportunity for buyers seeking full ownership of their new home.

The surrounding area offers a variety of local amenities & leisure facilities, including David Lloyd & the picturesque Forty Hall Estate, renowned for its attractive grounds & scenic walking routes. The nearby New River Path provides a pleasant route towards Enfield Town Centre. Commuters are also well catered for, with local bus services, Turkey Street Station approximately 0.9 miles away & convenient access to the A10, connecting to major road networks including the M25 and A406.

30% Shared ownership
£102,000



- A Well Appointed Top Floor Residence with Two Well Proportioned Double Bedrooms
- A Private Terrace Providing Valuable Outdoor Space
- Ample Storage Throughout, Including Built in Wardobes to the Master Bedroom
- Principal Bedroom with En-Suite Shower Room, Plus a Separate Three Piece Family Bathroom
- Gas Central Heating
- 30% Shared Ownership
- Allocated Parking
- A Beautifully Proportioned, Open Plan Kitchen/ Living Space, Creating the Perfect Heart of the Home
- Floor to Ceiling Windows in the Principal Bedroom & Living Area, Creating a Wonderful Sense of Light, Space & Openness
- An Appealing Location for Families, with Worcesters Primary School & Carterhatch Infant & Junior Schools Nearby

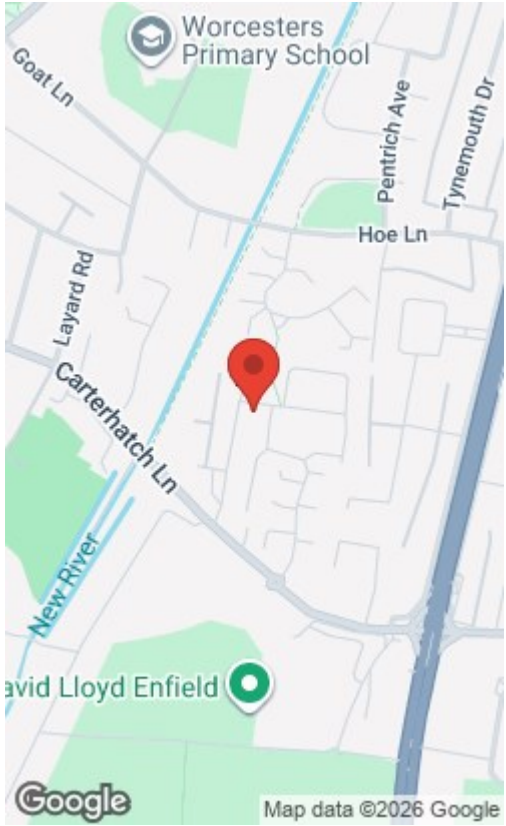
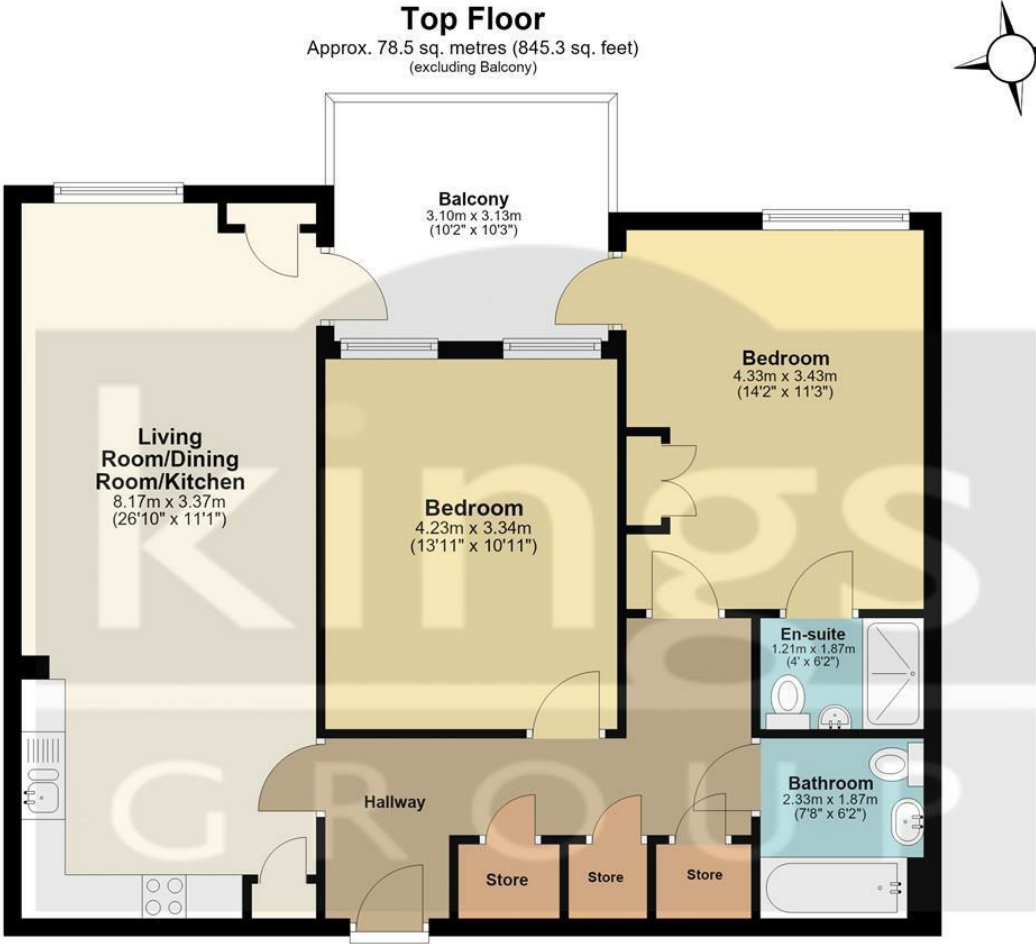








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



Total area: approx. 78.5 sq. metres (845.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Potash House

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.

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