



Canning Square, EN1 4BP
Enfield





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Kings Group – Enfield Town are delighted to present this impressively sized & well presented two double bedroom top floor flat, offering contemporary living, generous accommodation & the added benefit of a private terrace.

The heart of the home is the spacious, open plan kitchen & living area, featuring a modern fitted kitchen & striking floor to ceiling windows that flood the space with natural light, creating a bright & airy environment ideal for both relaxing & entertaining. From here, you can enjoy direct access to your own private terrace, providing the perfect spot to unwind & enjoy some outdoor space.

The property further benefits from two generously proportioned double bedrooms, with the principal bedroom boasting built in wardrobes, floor to ceiling windows, direct access to the terrace & a stylish en-suite shower room. A three piece bathroom suite, ample built in storage cupboards, gas central heating & allocated parking further enhance the appeal of this impressive home. Occupying a desirable top floor position, the property also benefits from a secure entry phone system, offering added privacy & peace of mind.

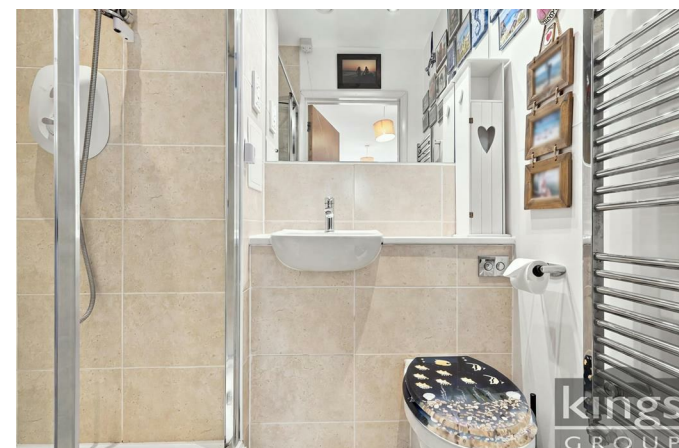
The property would make an excellent purchase for first time buyers, young families or those looking to downsize without compromising on space or storage. An attractive alternative for buyers looking to get onto the property ladder, the flat is also available to purchase on a 30% shared ownership basis, subject to terms & conditions.

The location is equally appealing, with a range of local amenities close by, including David Lloyd & the historic, picturesque Forty Hall Estate, offering beautiful surroundings & scenic walking routes. The nearby entrance to the New River Path provides a direct & scenic route towards Enfield Town Centre. For commuters, the property is conveniently positioned for local bus routes, Turkey Street Station, approximately 0.9 miles away & the A10, providing access to major road networks including the M25 & A406.

£340,000



- A Stylishly Presented Top Floor Flat Offering Two Generously Sized Double Bedrooms
- Principal Bedroom with En-Suite Shower Room, Plus a Separate Three Piece Family Bathroom
- Ample Storage Space Throughout
- Floor to Ceiling Windows in the Master Bedroom & Living Area, Enhancing the Sense of Light & Space
- Ideally Situated on the Top Floor, with a Secure Entry Phone System Enhancing Privacy & Security
- A Private Outdoor Terrace, Ideal for Relaxing & Entertaining
- Allocated Parking
- An Impressive Sized Open Plan Kitchen & Living Area, Featuring Sleek, Modern Fitted Units
- Gas Central Heating
- An Appealing Location for Families, with Worcesters Primary School & Carterhatch Infant & Junior Schools Nearby

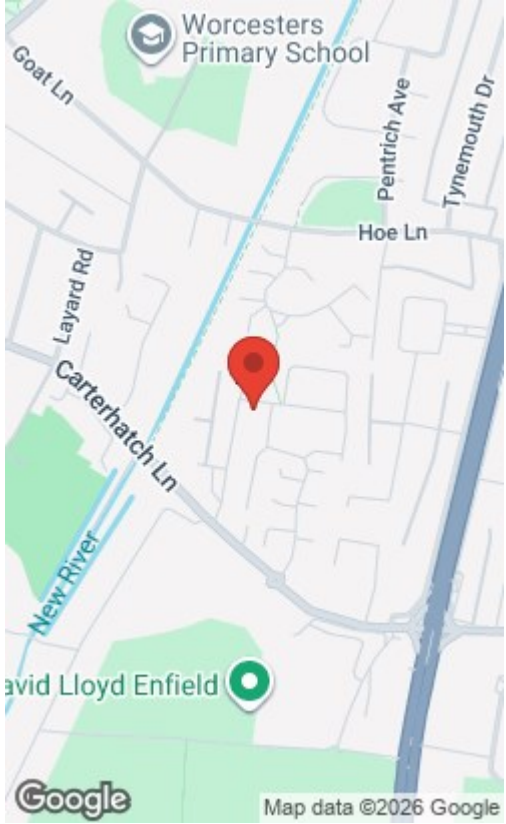
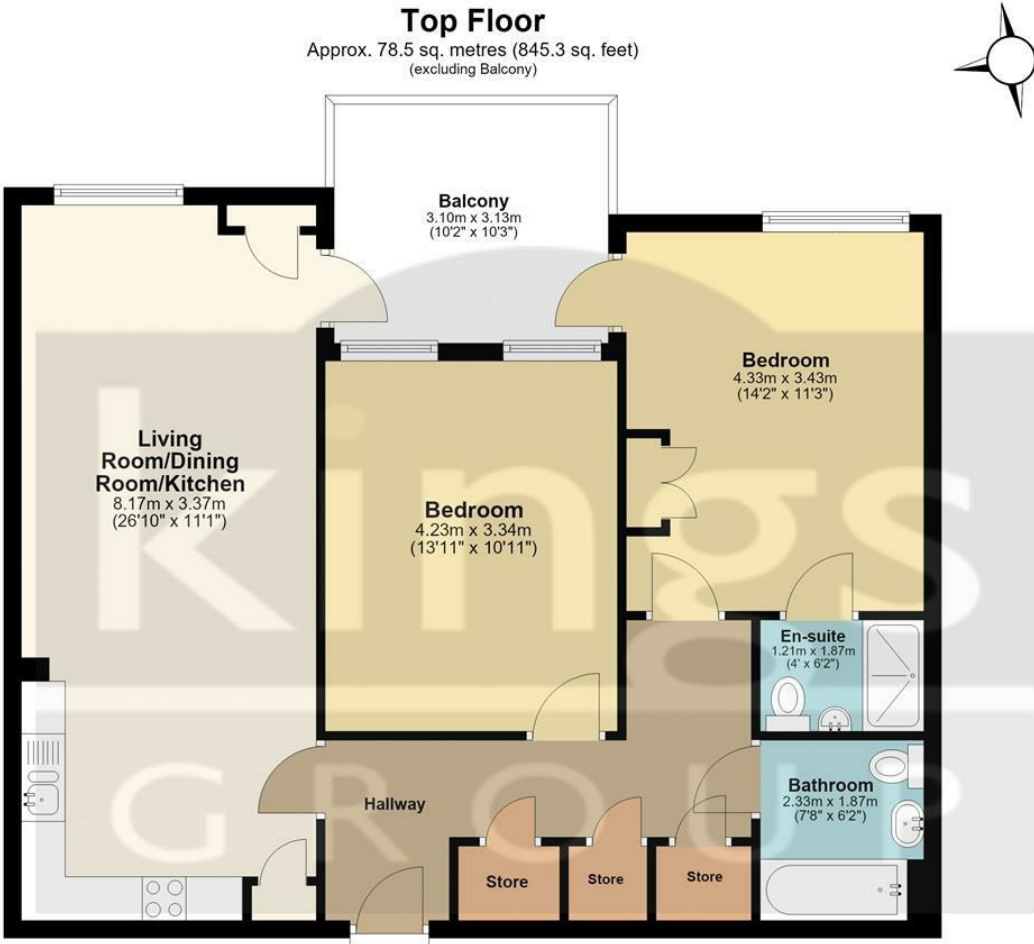








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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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