

## Lincoln Road, Enfield, EN1 2RY

### DIVE INTO LUXURY WITH LUXURY AND ECO FRIENDLY HOUSE FOR SALE!

Unique Estates are pleased to offer this property is of a high specification and benefits from 4 spacious double bedrooms with 3 bathrooms (2 en-suites), large balconies and situated a short walk to Enfield Town train station and shopping centre.

Built approximately 6 years ago, this Eco-Smart family homes are built by an award winning builder with ultra high specification energy technology, PV solar panels for generating electricity, Tesla Powerwall battery storage, air source heat pump for hot water and heating, EV charger for electric cars, off street parking for 2 cars, underfloor heating throughout on all floors, high spec luxury kitchens and bathrooms, bespoke garden designs, remaining amount of 10 year build assure warranty.

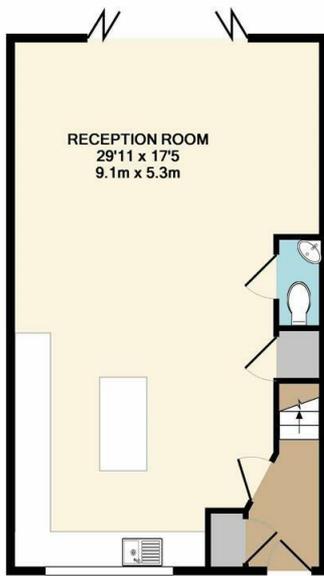


**£824,995 Freehold**

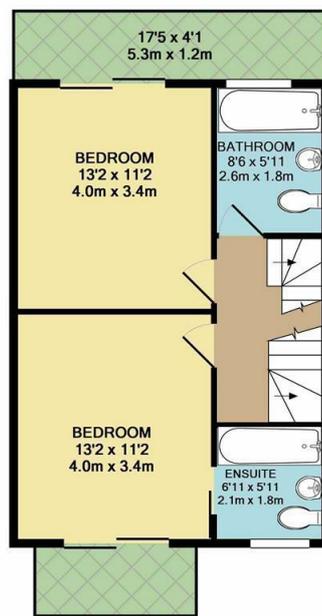
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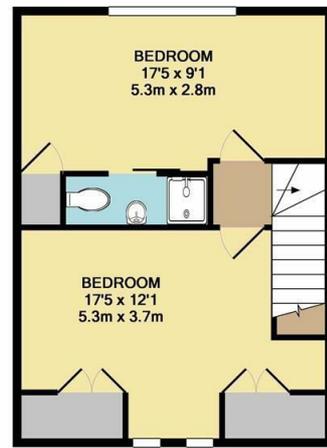
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Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



GROUND FLOOR  
APPROX. FLOOR  
AREA 521 SQ.FT.  
(48.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1390 SQ.FT. (129.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- 1 OF 5 LUXURY EXCLUSIVE HOMES
- OFF STREET PARKING
- WALKING DISTANCE TO ENFIELD TOWN TRAIN STATION
- ENFIELD TOWN SHOPPING CENTRE
- 10 YEAR BUILD ASSURE WARRANTY
- AVAILABLE TO PURCHASE NOW
- HIGH SPEC KITCHENS
- 3 BATHROOMS + DOWNSTAIRS CLOAKROOM
- LUXURY AND COMFORT
- ULTRA HIGH SPECIFICATION ENERGY TECHNOLOGY



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.