

Royal Court, Queen Annes Gardens, Enfield, EN1 2JE

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Royal Court, Queen Annes Gardens, Enfield

A superb spacious top floor apartment in this attractive development, delightfully located in an elegant tree lined turning, just a few minutes walk of Bush Hill Park Rail Station (Liverpool Street Line) and local shops, alternatively Enfield Town shopping centre is within easy reach.

The well presented accommodation has the benefit of an extra room off the bedroom, ideal for an office room or dressing room.









Entrance Hall
With storage cupboard, fitted carpet, electric wall mounted heater, deep airing cupboard housing hot water tank.

Lounge
16' 6" x 10' 6" (5.03m x 3.20m)
Attractive bay, electric radiator, fitted carpet, arch through to kitchen.

Kitchen
10' 6" x 8' 2" (3.20m x 2.49m)
Comprehensively fitted in modern white units, comprising base units with granite worktops, inset one and half bowl stainless steel sink unit, inset ceramic hob with fume extractor hood over, built-in oven, plumbing for washing machine and dishwasher, ceramic tiled floor, integrated fridge-freezer.





Bedroom
15' 1" x 13' 1" to extremes (4.60m x 3.99m to extremes)
Fitted carpet, electric storage heater, two double built-in mirror wardrobes, drawer units, dressing table, access to loft via built-in ladder, eaves loft area.

Bathroom / WC
Spacious bathroom with panelled bath, separate shower control, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, fully tiled walls, heated towel rail.

Outside
Communal gardens to front and rear of the block with block of garages, one which is owned by the flat/present owner.



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Royal Court Queen Annes Gardens, Enfield

- Own Brick Built Garage
- Spacious Attractive Lounge
- Loft Space (Handy For Storage)
- Modern Fitted Kitchen
- White Bathroom Suite

Tenure: Leasehold EPC Rating: D
Council Tax Band: D Service Charge: 1800.00
Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£300,000



Please note the marker reflects the postcode not the actual property



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Queen Annes Gardens, Enfield, EN1

Approximate Area = 586 sq ft / 54.4 sq m
Limited Use Area(s) = 26 sq ft / 2.4 sq m
Total = 612 sq ft / 56.8 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

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: 1547326

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The Property Ombudsman

Property Ref:
ENF106307 - 0002

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