



Lincoln Court, London Road, Enfield, EN2 6EW



welcome to

Lincoln Court, London Road, Enfield

Barnfields have pleasure in presenting this spacious and beautifully presented top floor purpose built apartment situated within close proximity of Enfield Town Centre with its shopping facilities, transport, (Enfield Town Rail Station - Liverpool Street Line), parks, pubs, restaurants and theatre and within access of the M25 and A10 with its abundance of retail facilities.

The property has been well maintained and is beautifully presented throughout and has an extremely long lease.



Entrance Hall

Wood effect Amtico floor, sunken spotlights to ceiling, double radiator, door entryphone system, storage cupboard.



Dual Aspect Lounge / Kitchen

22' 6" x 15' max narrowing to 12' 8" (6.86m x 4.57m max narrowing to 3.86m)

Comprises a lounge area, wood effect Amtico floor, double radiator, double glazed windows to front aspect, open to:- Kitchen area comprises a range of base and wall cupboards with composite worksurface and drainer, single bowl stainless steel sink with mixer tap over, integrated fridge-freezer, dishwasher and washing machine, electric oven and grill, electric hob with fume extractor fan over, breakfast bar, sunken spotlights to ceiling, wood effect Amtico floor, window to rear aspect.

Bedroom One

12' 10" max x 12' (3.91m max x 3.66m)

Fitted carpet, double radiator, sunken spotlights to ceiling, door to en-suite bathroom.

En-Suite Bathroom

Vanity wash hand basin, low flush WC with concealed cistern, panelled bath with mixer tap and shower, glass screen, vinyl floor, extractor fan, frosted window to side, sunken spotlights to ceiling, heated towel rail.



Bedroom Two

11' 6" x 6' 4" (3.51m x 1.93m)

Fitted carpet, double radiator, sunken spotlights to ceiling.

Shower Room WC

Beautifully appointed, comprising vanity basin, low flush WC with concealed cistern, shower cubicle, heated towel rail, vinyl floor, sunken spotlights to ceiling, extractor fan, frosted window to side.

Outside

Secure allocated gated parking space.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.



view this property online barnfields.co.uk/Property/ENF105266





welcome to

Lincoln Court, London Road, Enfield

- Allocated Parking Space
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Extremely Long Lease
- Large Dual Aspect Kitchen / Lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. 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

£280,000



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

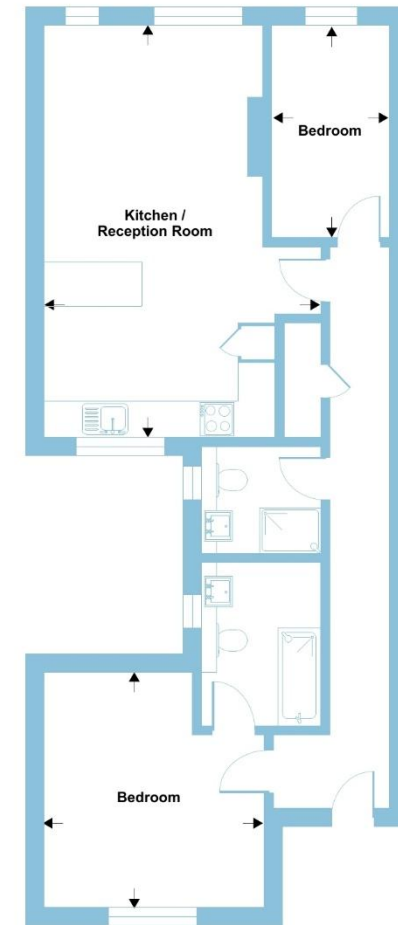
Please note the marker reflects the postcode not the actual property



London Road, Enfield, EN2

Approximate Area = 753 sq ft / 70 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (PMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1327350



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF105266 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



020 8363 3394



info@barnfields.com



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



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