



Halcyon House, Private Road, Enfield, EN1 2EJ

welcome to

Halcyon House, Private Road, Enfield

Barnfields are delighted to offer for sale this particularly spacious, first floor, two bedroom, two bathroom apartment in this exclusive small development in one of Enfield's most sought after tree lined turnings of quality homes, within level walking distance of Enfield Town shopping centre and Bush Hill Park Rail Station (Liverpool Street Line).

The property benefits from a Share of the Freehold, its own private balcony and is offered on a chain free basis.



Spacious Entrance Hall

Fitted carpet, double built-in storage cupboard, radiator, additional single storage cupboard.

Lounge / Dining Room

18' x 16' 2" (5.49m x 4.93m)

Dual bright dual aspect room with double glazed windows, fitted carpet, radiator, double glazed door to:-

Balcony

To side aspect with wrought iron railing and tiled floor.

Kitchen

11' 10" x 10' 10" (3.61m x 3.30m)

Dual aspect with double glazed windows, range of fitted light oak wall and base units, with toning worktops, stainless steel sink unit, inset ceramic hob with extractor hood above, built-in double oven, plumbing for washing machine and dishwasher, built-in storage cupboard, vinyl flooring, spotlights.

Bedroom One

13' 11" x 11' 11" (4.24m x 3.63m)

Fitted carpet, double glazed windows to side, radiator, range of built-in wardrobe cupboards, door to:-

En-Suite

Step-in tiled shower unit, wall mounted hand basin, low level WC, part tiled walls, double glazed window to rear, tiled floor.

Bedroom Two

16' x 9' 10" (4.88m x 3.00m)

Fitted carpet, double glazed windows to side, radiator, range of fitted units.

Bathroom

Corner bath with shower attachment, pedestal wash hand basin, part tiled walls, low level WC, tiled floor, heated towel rail, double glazed window to rear.

Outside

Delightful communal gardens to rear.

Parking

The property enjoys its own allocated parking space plus extra parking for visitors/guests.

Garage

Own rear garage with up and over door, brick built in block at rear.



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Halcyon House Private Road, Enfield

- Two Large Double Bedrooms
- Spacious Dual Aspect Lounge With Balcony
- Two Bathrooms
- Share Of Freehold
- Chain Free

Tenure: Leasehold EPC Rating: C

Service Charge: 2386.78

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

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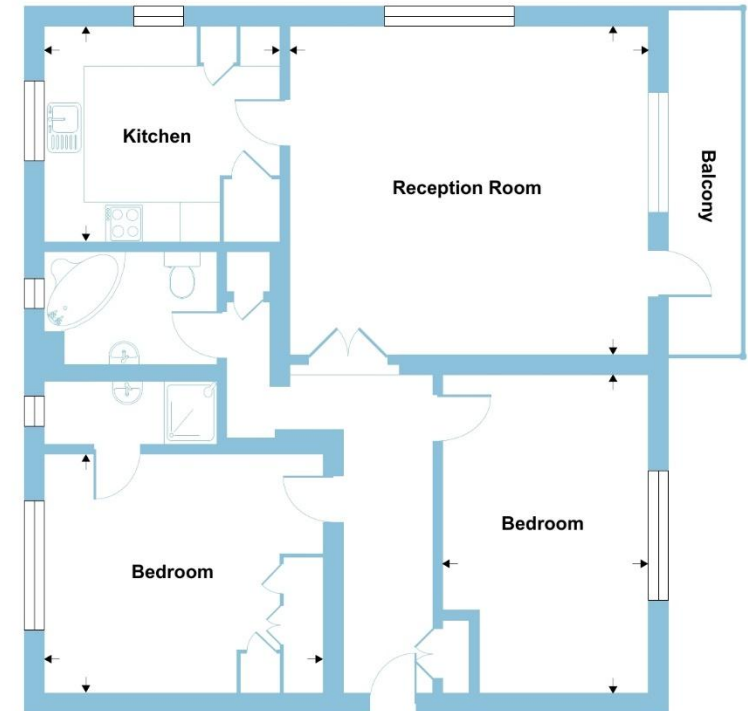
Property Ref:
ENF105342 - 0004

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Private Road, Enfield, EN1

Approximate Area = 1016 sq ft / 94.3 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1343284




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