



Salmons Brook House, Windmill Hill, Enfield, EN2 7AZ

welcome to

Salmons Brook House, Windmill Hill, Enfield

Barnfields are delighted to offer for sale this two-bedroom, two-bathroom top floor flat with balcony and Southerly views across London. This sought after development benefits from a lift service to all floors as well as secure gated parking to the rear of the block. Located close to Enfield Chase Overground Station, Enfield Town Shopping centre plus bus routes to Oakwood Tube Station, this chain free property must be viewed to be fully appreciated!





Communal Entrance Hall

With stairs and lift access to all floors.

Flat Door Opens To ...

Hallway

Fitted carpet, loft hatch opening to loft storage space, cupboard housing hot water tank and boiler, plus storage cupboard.

Lounge

18' 4" x 11' 10" (5.59m x 3.61m)

Fitted carpet, two radiators, built in book shelves, double glazed windows and door opening to Southerly facing balcony.

Kitchen

13' 2" x 5' 9" (4.01m x 1.75m)

Range of fitted wall and base units with contrasting worktops, stainless steel sink and drainer, ceramic hob with extractor above, eye level oven, built in dishwasher, washing machine and fridge/freezer, tiled splashbacks, double glazed window to rear, vinyl flooring, spotlights, radiator.



Bedroom 1

19' 2" x 9' 3" (5.84m x 2.82m)

Fitted carpet, double glazed windows to rear, built in wardrobes, fitted carpet, door to...



En Suite

Fully tiled step in shower unit, low level w.c. with concealed cistern, wall mounted sink unit, chrome heated towel rail, part tiled walls and tiled floor.

Bedroom 2

13' 2" x 6' 9" (4.01m x 2.06m)

Fitted carpet, radiator, double glazed window to rear, built in wardrobe.

Bathroom

Panelled bath with shower over and curtain, pedestal wash hand basin, low level w.c., tiled floor, part tiled walls, radiator, spotlights.

Outside

Communal Gardens

Pleasant communal gardens surround the block.

Allocated Parking Space

Parking space no.21 belongs to the property in the secure gated car park to the rear of the block.



view this property online barnfields.co.uk/Property/ENF105551



welcome to Salmons Brook House, Windmill Hill, Enfield

- Two Bedrooms
- Two Bathrooms
- Top Floor
- Southerly Facing Balcony
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 2892.00

Ground Rent: 190.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

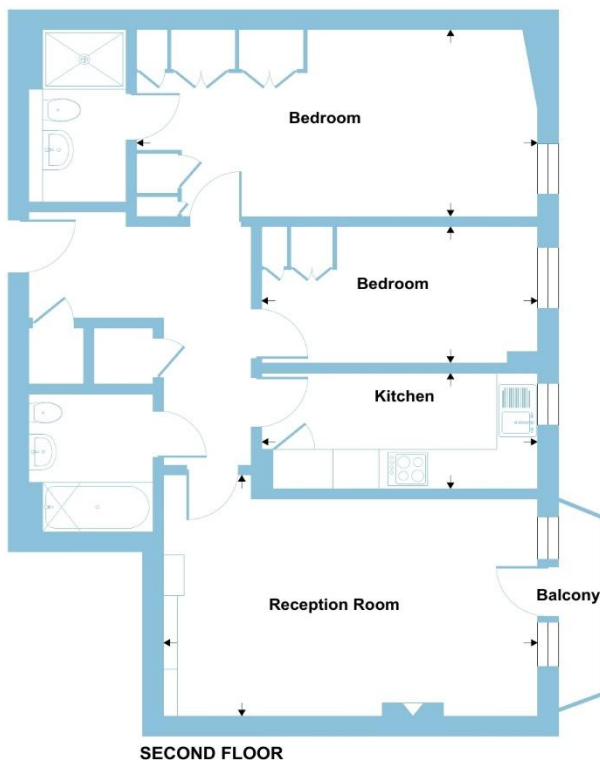
OIEO £350,000



Windmill Hill, Enfield, EN2

Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



SECOND FLOOR



Please note the marker reflects the postcode not the actual property



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1385950



Property Ref:
ENF105551 - 0005

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.


barnfields



020 8363 3394



info@barnfields.com



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



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