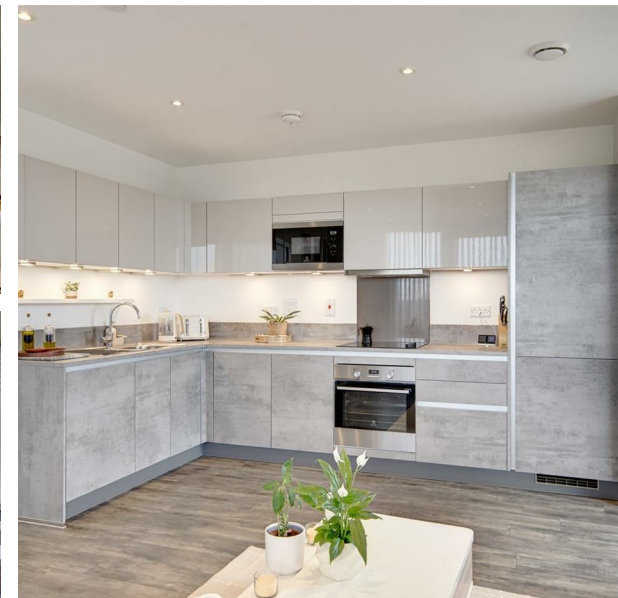


Flat 61, Peregrine Point 1 Alma Road, Enfield, EN3 4FU
Asking price £375,000

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PINDROP PROPERTY



Flat 61, Peregrine Point 1 Alma Road, Enfield, EN3 4FU

Asking price £375,000

Council Tax Band: C

Set on the 12th floor of Peregrine Point, this impressive two-bedroom, two-bathroom apartment offers approximately 784 sq ft of well-designed living space, complemented by far-reaching panoramic views across London.

The bright and spacious living area benefits from full-height windows and doors, flooding the apartment with natural light and opening onto a private balcony — the perfect spot for morning coffee or an evening drink while enjoying the impressive skyline.

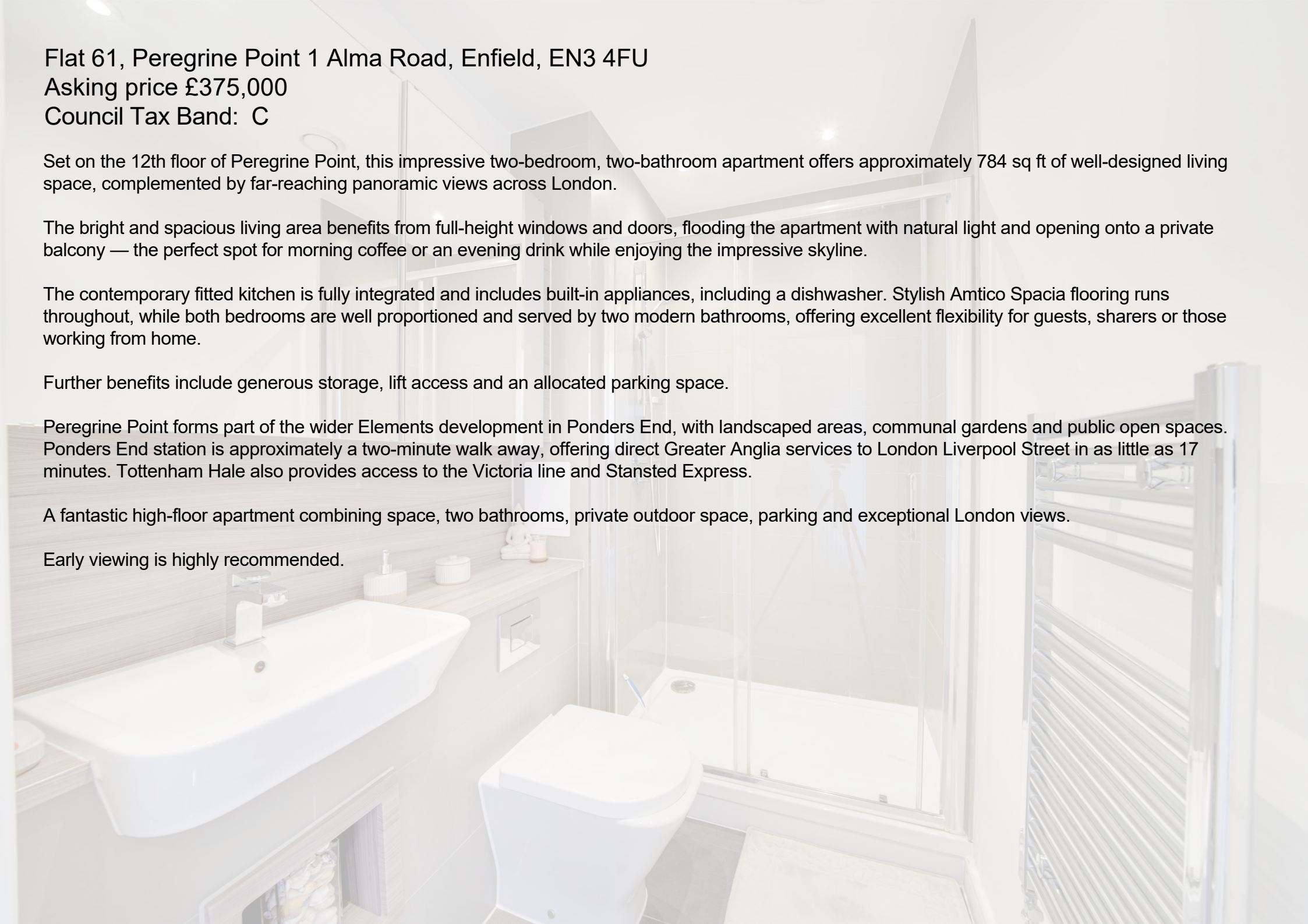
The contemporary fitted kitchen is fully integrated and includes built-in appliances, including a dishwasher. Stylish Amtico Spacia flooring runs throughout, while both bedrooms are well proportioned and served by two modern bathrooms, offering excellent flexibility for guests, sharers or those working from home.

Further benefits include generous storage, lift access and an allocated parking space.

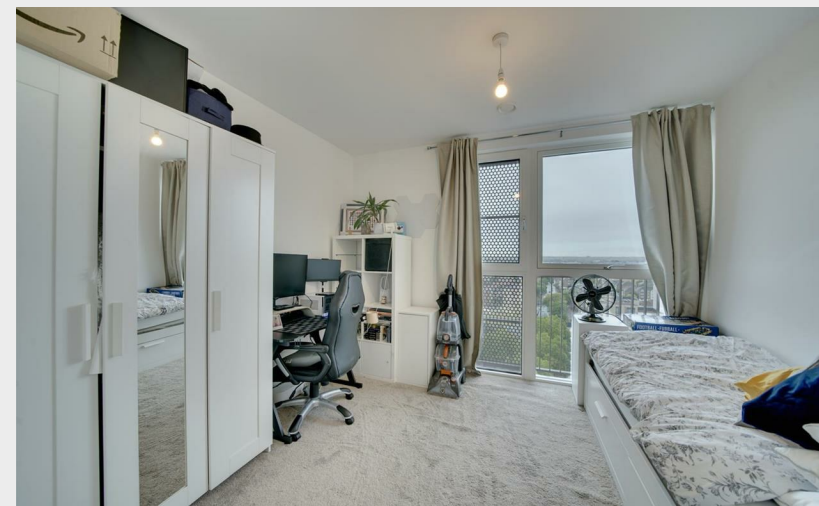
Peregrine Point forms part of the wider Elements development in Ponders End, with landscaped areas, communal gardens and public open spaces. Ponders End station is approximately a two-minute walk away, offering direct Greater Anglia services to London Liverpool Street in as little as 17 minutes. Tottenham Hale also provides access to the Victoria line and Stansted Express.

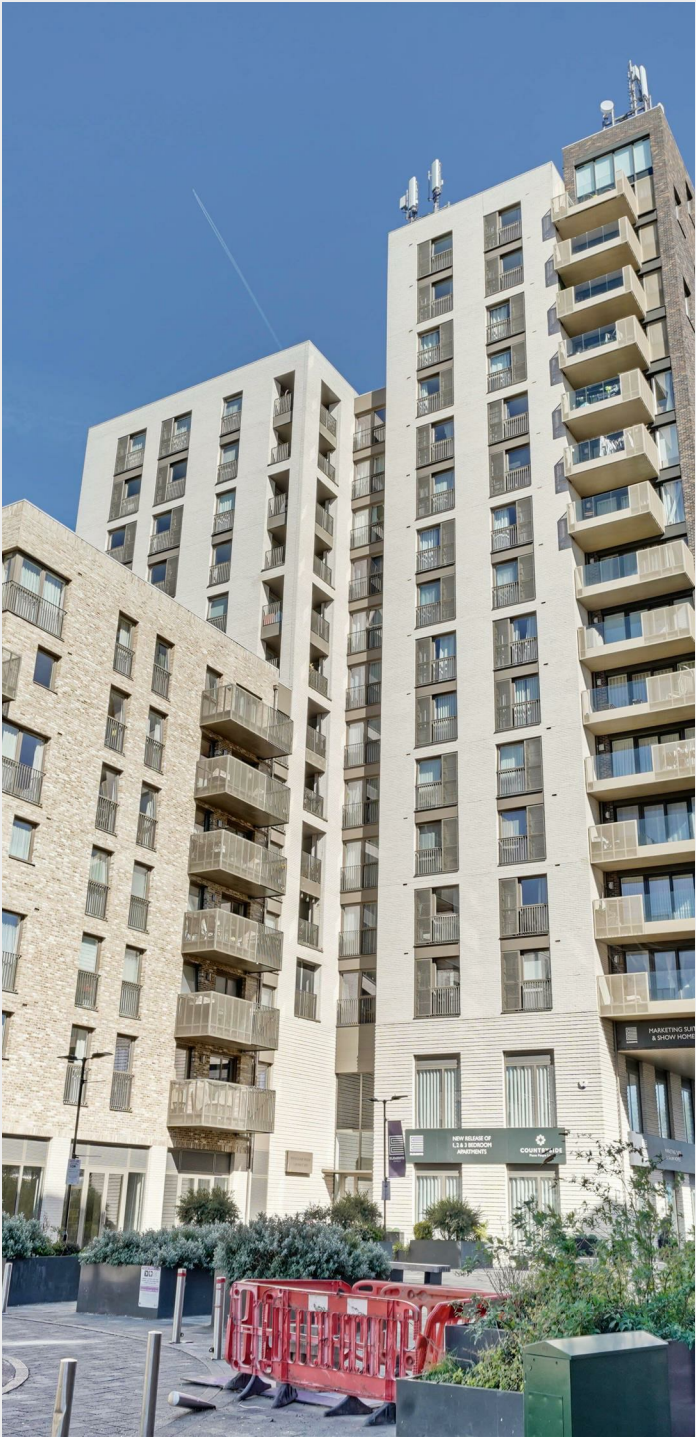
A fantastic high-floor apartment combining space, two bathrooms, private outdoor space, parking and exceptional London views.

Early viewing is highly recommended.









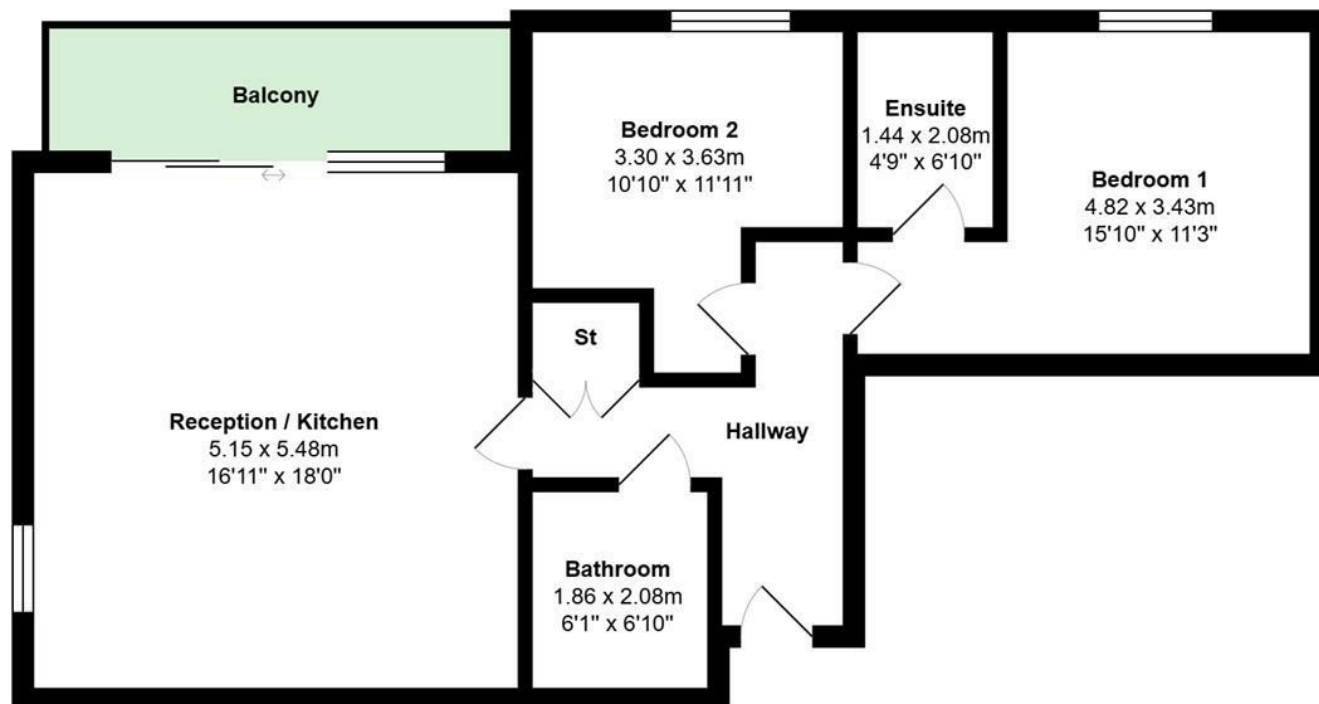


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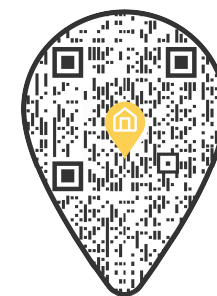


PINDROP PROPERTY

Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only

12th Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC