

59, 1, Peregrine Point Alma Road, Enfield, EN3 4FU  
Offers in excess of £290,000



**PINDROP PROPERTY**

1  1  1  B 





**59, 1, Peregrine Point Alma Road, Enfield, EN3 4FU**

**Offers in excess of £290,000**

**Council Tax Band: B**

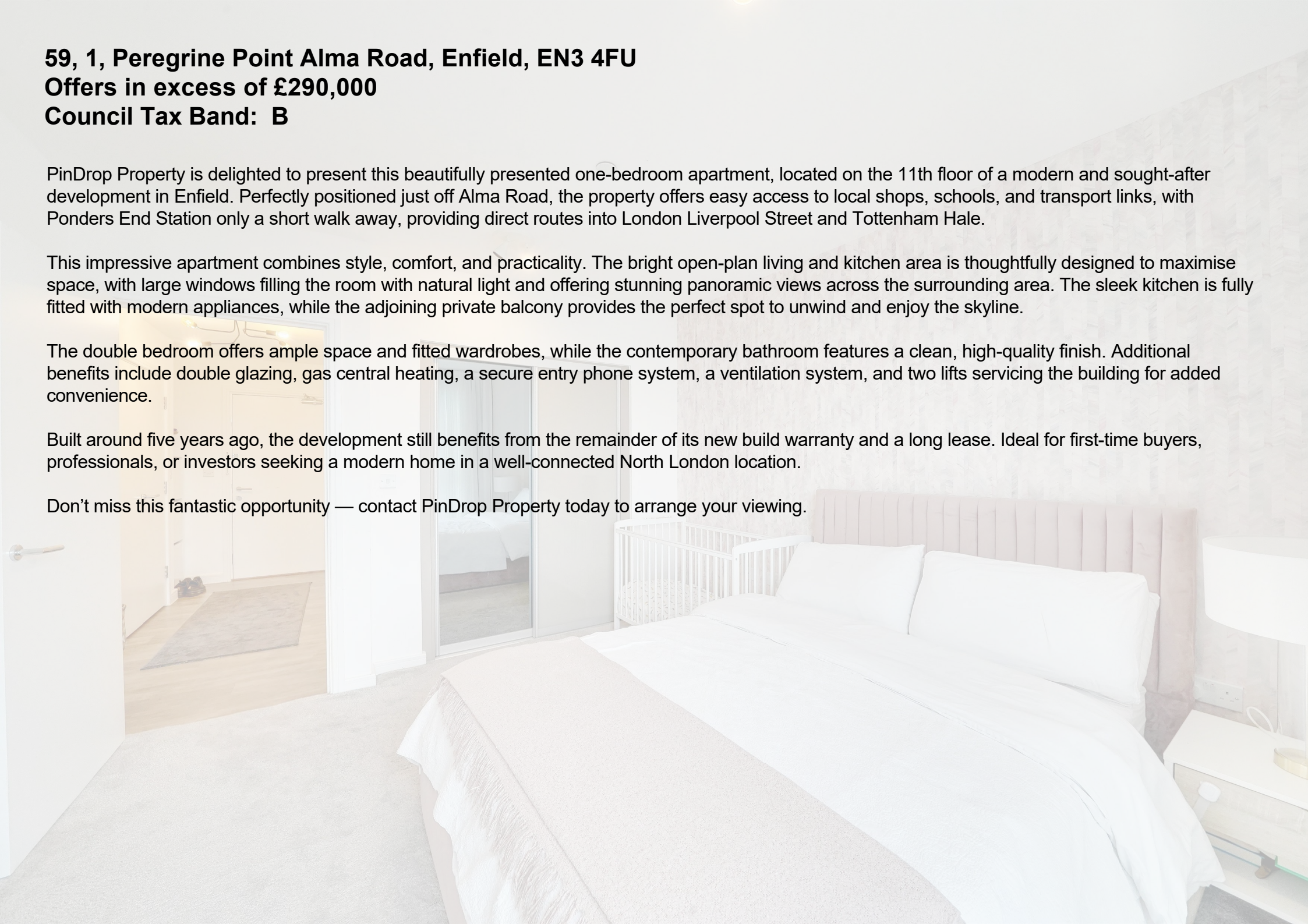
PinDrop Property is delighted to present this beautifully presented one-bedroom apartment, located on the 11th floor of a modern and sought-after development in Enfield. Perfectly positioned just off Alma Road, the property offers easy access to local shops, schools, and transport links, with Ponders End Station only a short walk away, providing direct routes into London Liverpool Street and Tottenham Hale.

This impressive apartment combines style, comfort, and practicality. The bright open-plan living and kitchen area is thoughtfully designed to maximise space, with large windows filling the room with natural light and offering stunning panoramic views across the surrounding area. The sleek kitchen is fully fitted with modern appliances, while the adjoining private balcony provides the perfect spot to unwind and enjoy the skyline.

The double bedroom offers ample space and fitted wardrobes, while the contemporary bathroom features a clean, high-quality finish. Additional benefits include double glazing, gas central heating, a secure entry phone system, a ventilation system, and two lifts servicing the building for added convenience.

Built around five years ago, the development still benefits from the remainder of its new build warranty and a long lease. Ideal for first-time buyers, professionals, or investors seeking a modern home in a well-connected North London location.

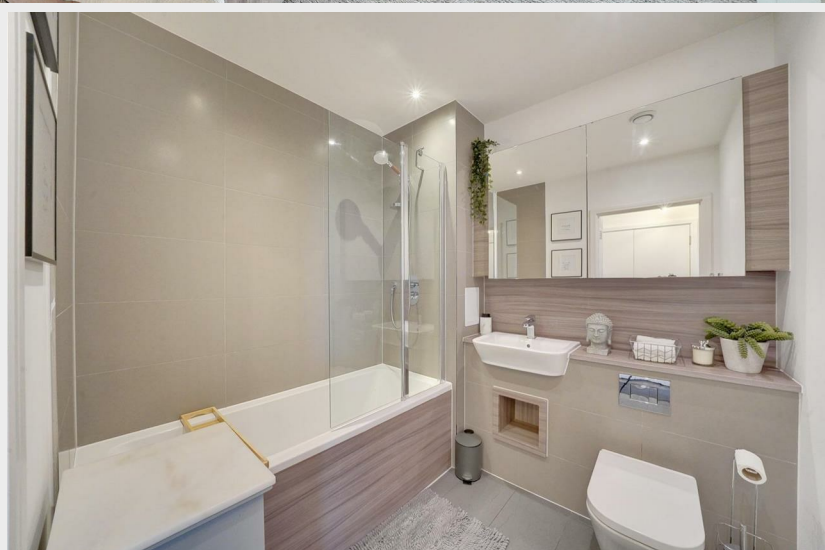
Don't miss this fantastic opportunity — contact PinDrop Property today to arrange your viewing.







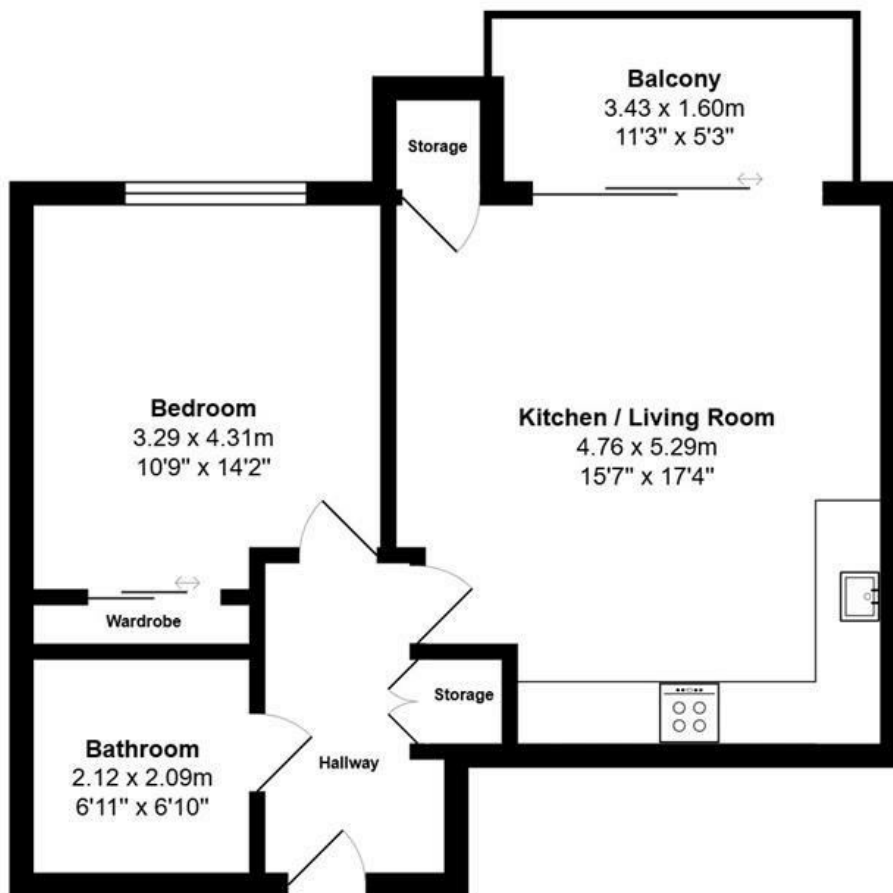












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**11th Floor**

Total Area: 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup>

All measurements are approximate and for display purposes only

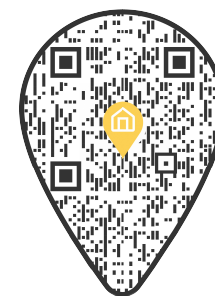


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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential            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