



Claremont Heights, Crescent Road, Enfield, EN2 7RY

welcome to

Claremont Heights, Crescent Road, Enfield

A rare opportunity to acquire this magnificent three bedroom penthouse apartment with stunning views over Enfield Golf Course and beyond to the city skyline, in an exclusive and imposing development within easy walking distance of Enfield Town with its multiple shopping centre and Enfield Chase Rail Station (Moorgate Line).

The elegant and particularly spacious accommodation (over 2,500 sq ft) must be viewed to be fully appreciated and just some of its many pleasing features include:-



Spacious Entrance Hall

20' max x 11' max (6.10m max x 3.35m max)

Fitted carpet, skylight, radiator, video entryphone system, cloaks cupboard, door to:-

Cloakroom / WC

Comprising low flush WC with concealed cistern, fitted carpet, extractor fan, wash hand basin, half tiled walls.

Utility Room

9' 4" x 5' (2.84m x 1.52m)

Stainless steel sink unit with cupboards under and Minimax water softener, matching base units and wall cupboards, Miele washing machine and condenser dryer, Amtico floor, radiator, skylight, cupboard housing gas central heating boiler and megaflo system.

Magnificent Dual Aspect Lounge

35' 10" max x 25' 10" max (10.92m max x 7.87m max)

Fitted carpet, two double radiators, sunken halogen spotlights to ceiling, inset gas living flame fire with mantel and hearth, Mitsubishi integral air conditioning, two sets of double glazed casement doors to:-

South West Facing Roof Terrace

Extending to 26', storage cupboard to both sides and fantastic far-reaching views over Enfield Golf Course and London, large electric sun blind.

Kitchen / Breakfast Room

17' max x 16' 5" max (5.18m max x 5.00m max)

Comprehensively fitted in modern units, comprising corian work surface with integrated double bowl sink unit, full range of matching base units, wall cupboards, larder cupboards, matching dresser unit and island with glass breakfast bar/table, sunken spotlights to wall units, Miele electric fan and steam ovens with warming drawer, five place induction hob with stainless steel fume extractor over and splashback, integrated dishwasher, Miele larder fridge, freezer, Amtico floor, sunken spotlights to ceiling, skylight, large double storage cupboard, double glazed casement doors to south west facing balcony/terrace.

Master Bedroom Suite

18' 7" max x 17' 3" to wardrobes (5.66m max x 5.26m to wardrobes)

Fitted carpet, two double radiators, full range of built-in wardrobe cupboards with matching drawer units beneath, further eaves storage beyond, double glazed casement doors to terrace/balcony, sunken spotlights to ceiling, door to:-

Dressing Room / Study

10' 9" x 8' (3.28m x 2.44m)

Fitted carpet, radiator, custom fitted with kneehole dressing table/desk, extensive worktops and cupboards plus shelving, spotlights to ceiling, Velux roof window.

En-Suite Bathroom / WC

Comprising low flush WC, custom built vanity unit hand basin with mixer taps, large Roman shower cubicle, bidet, radiator, sunken spotlights to ceiling, extractor fan, skylight window, shaver point, ceramic tiled floor.

Bedroom Two

20' x 10' (6.10m x 3.05m)

Fitted carpet, radiator, built-in wardrobe cupboards, sunken halogen spotlights to ceiling.

Bedroom Three

16' max x 14' 5" max (4.88m max x 4.39m max)

Fitted carpet, radiator, double built-in wardrobe cupboards and dresser unit.

Bathroom / WC

Comprising low flush WC with concealed cistern, suspended wash hand basin, panelled bath with mixer taps, glass shower cubicle, sunken spotlights to ceiling, skylight window, fully tiled walls, Amtico floor, extractor fan, radiator.

Outside

As previously stated there are three balcony/terraces. Two walk-in storage sheds with power and lighting.

Communal Gardens

Mainly laid to lawn with flower and shrub borders, mature tree screen to rear.

Two Garage Spaces

Two underground garage spaces plus guests parking in carpark to rear. Extra storage cupboard.

NB

A **share of freehold** typically applies to flats. It means that while you hold a **leasehold** for your individual flat, you also **jointly own the freehold** of the building and the land it stands on with other flat owners. This arrangement allows co-owners to make collective decisions about the building's management, maintenance and insurance, rather than relying on an external freeholder.



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welcome to

Claremont Heights, Crescent Road, Enfield

- Share Of Freehold
- Secure Underground Garaging For Two Cars
- Two Spacious South Facing Sun Terrace/Balconies
- Beautiful South Westerly Views
- Superb Master Bedroom Suite With En-Suite Bathroom & Dressing Room

Tenure: Leasehold EPC Rating: B

Council Tax Band: H Service Charge: 5000.00 PA currently

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105911 - 0002

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Claremont Heights, Crescent Road, Enfield, EN2

Approximate Area = 2510 sq ft / 233.1 sq m
Limited Use Area(s) = 29 sq ft / 2.6 sq m
Outbuildings = 151 sq ft / 14 sq m
Total = 2690 sq ft / 249.7 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Barnard Marcus. REF: 1253716




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