

Anabelle Court, Slades Hill, Enfield, EN2 7DL

barnfields

welcome to

Anabelle Court, Slades Hill, Enfield

Barnfields present this extremely spacious ground floor three bedroom, two bathroom luxury apartment with own private garden/terrace in this most desirable modern development within walking distance of Enfield Town shopping centre and Enfield Chase Rail Station (Moorgate Line). Enfield Golf Course and local shops on Windmill Hill are close at hand.

The stunning property must be viewed to be fully appreciated and has many pleasing features.







Elegant Spacious Entrance Hall
14' x 12' 4" (4.27m x 3.76m)
Porcelain tiled floor, entryphone, radiator, double built-in storage cupboard housing Megaflow hot water system.

Lounge
21' 8" x 20' to extremes (6.60m x 6.10m to extremes)
Porcelain tiled floor, two radiators, fitted shelving and cupboards, large bay with double glazed French windows onto garden/terrace, double doors from lounge onto entrance hall.



Kitchen / Dining Room
22' x 20' (6.71m x 6.10m)
Comprehensively fitted kitchen area in modern attractive units, comprising base units with granite worktops, inset stainless steel sink unit, inset ceramic hob with fume extractor hood over, integrated fridge-freezer, built-in oven and grill, breakfast bar within matching granite surfaced centre island, matching wall cabinets, one housing gas central heating boiler, double glazed French windows onto terrace/garden, porcelain tiled floor, radiator.

Bedroom One
15' 9" x 11' 5" (4.80m x 3.48m)
Fitted carpet, radiator, range of built-in wardrobe cupboards and drawer unit.

En-Suite Shower Room / WC
Large walk-in shower cubicle, vanity wash hand basin with cupboards under, low flush WC, porcelain tiled floor and walls, heated towel rail.



Bedroom Two
14' x 10' (4.27m x 3.05m)
Fitted carpet, radiator.

Bedroom Three
14' 4" x 8' (4.37m x 2.44m)
Fitted carpet, radiator.

Guests Bathroom / WC
Panelled bath with separate shower control, shower screen, vanity wash hand basin with cupboard under, low flush WC, heated towel rail, ceramic tiled floor and walls.

Outside

Parking
Secure gated (with remote control) underground parking space with lift access to all floors.

Gardens
Own large terraced garden wrapping around the flat with security fence and communal gardens/lawns beyond.



















welcome to

Anabelle Court, Slades Hill, Enfield

- Private Underground Parking Space
- Superb Very Large Lounge With Access Onto Terrace
- Huge Fitted Kitchen / Dining Room With Access Onto Terrace
- No Chain
- Two Bathrooms (One En-Suite)

Tenure: Leasehold EPC Rating: B
Council Tax Band: F Service Charge: 5652.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£700,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk



Property Ref:
ENF104708 - 0008

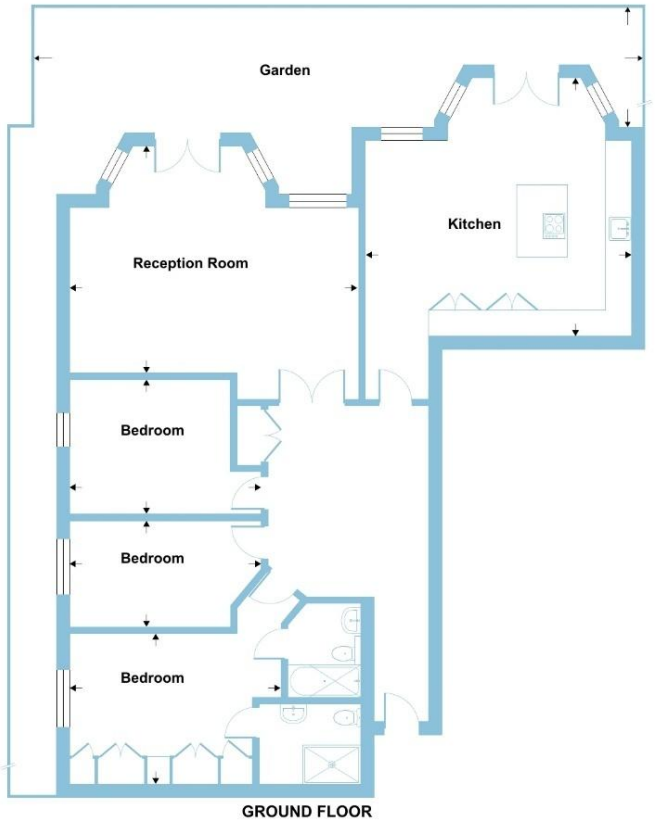
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

Slades Hill, Enfield, EN2

Approximate Area = 1484 sq ft / 137.8 sq m
For identification only - Not to scale





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: 1452003

barnfields

barnfields

020 8363 3394

info@barnfields.com

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

barnfields.co.uk