



Cobham Close, Enfield, EN1 3SD

welcome to

Cobham Close, Enfield

A superb bright and spacious top floor one bedroom modern apartment in a sought after cul-de-sac location, adjacent to King George Playing Fields, within level walking distance of Enfield Town shopping centre and enjoys excellent links to London via rail and local bus routes.

This chain free property been recently refurbished and is ideal for both first time buyers or investors.

Features include:-



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Vinyl floor, radiator, access to loft (handy for storage), storage cupboard.

Lounge

19' x 12' 3" (5.79m x 3.73m)
Two radiators, vinyl floor.

Kitchen

11' x 6' (3.35m x 1.83m)
Comprehensively fitted comprising base units with worktops, inset one and half bowl stainless steel sink unit, matching wall cabinets, cupboard housing wall mounted combination gas central heating boiler, inset gas hob unit, built-in oven, washing machine (included), fridge-freezer (included), vinyl floor.

Bedroom

13' 10" max x 10' (4.22m max x 3.05m)
Vinyl floor, radiator, deep double built-in wardrobe/cupboard.

Bathroom / WC

White suite comprising panelled bath with separate shower control, shower screen, pedestal wash hand basin, low flush WC, radiator, vinyl floor.

Outside

Communal Lawns

Delightful communal lawns/garden surround the block with views over King George Playing Fields.

Parking

One allocated parking space to the front of the building.



check out more properties at barnfields.co.uk





welcome to

Cobham Close, Enfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Allocated Parking Space
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2600.00

Ground Rent: 310.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000

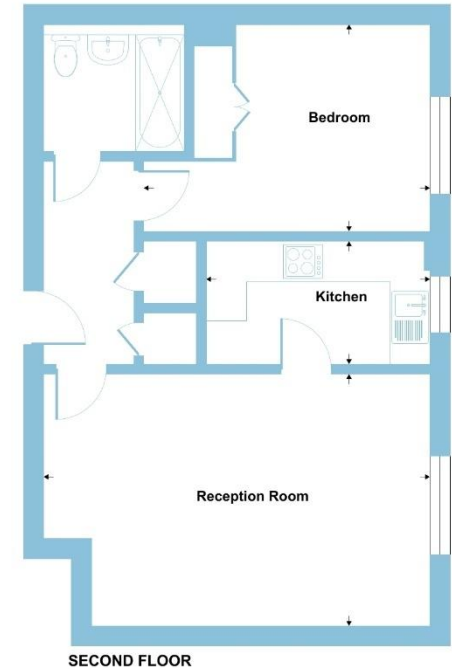


Please note the marker reflects the postcode not the actual property



Cobham Close, Enfield, EN1

Approximate Area = 545 sq ft / 50.6 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). © nrichcom 2025. Produced for Barnfields Marcora. REF: 1389475



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



Property Ref:
ENF105573 - 0004

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.



020 8363 3394



info@barnfields.com



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



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