



50 Crofton Way, Enfield, EN2 8HS
£280,000



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Nestled in the desirable area of Crofton Way, Enfield, this charming one-bedroom top floor apartment offers a perfect blend of comfort and convenience. With a spacious reception room overlooking the communal gardens with mature trees and greenery, this property is ideal for both relaxation and entertaining guests. The well-appointed bedroom provides a peaceful retreat, while the bathroom is designed for practicality and ease of use.

One of the standout features of this apartment is the generous lease, with an impressive 142 years remaining, ensuring long-term security for potential buyers. Additionally, the property includes a garage en-bloc, providing valuable parking space and extra storage options.

Residents can also enjoy the communal garden. The apartment's location in Enfield offers easy access to local amenities, transport links, and green spaces, making it an excellent choice for those seeking a vibrant community atmosphere.

This property is not just a home; it is a lifestyle opportunity waiting to be embraced. Whether you are a first-time buyer or looking to downsize, this apartment presents a wonderful chance to own a piece of Enfield. Do not miss out on this fantastic opportunity to make this delightful apartment your own.



Hallway	
Lounge	16'11" x 11'0" (5.16m x 3.35m)
Kitchen	11'3" x 6'6" (3.43m x 1.98m)
Bedroom	14'1" x 10'1" (4.29m x 3.07m)
Bathroom	6'3" x 6'3" (1.91m x 1.91m)
Garage	16'0" x 8'3" (4.88m x 2.51m)

Lanes Estate Agents Enfield Reference Number

ET5340/AX/AX/AX/270526







Floor 0 Building 1



Floor 0 Building 2

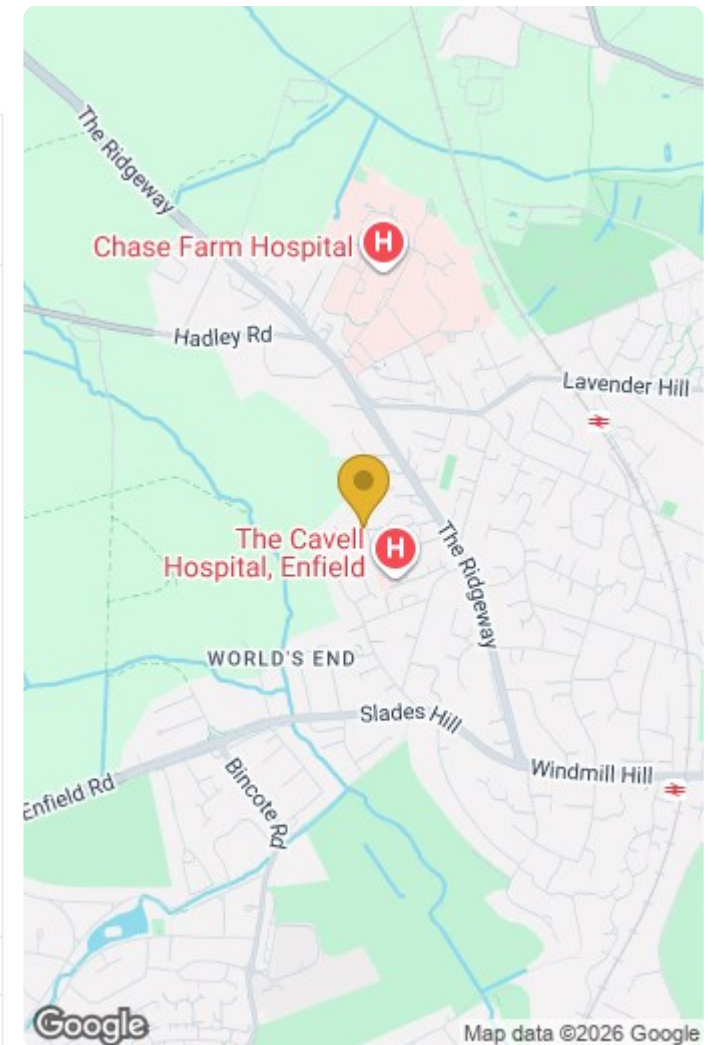


Approximate total area⁽¹⁾
58.3 m²
628 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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