



Sambrooke Court, Abbey Road, Enfield, EN1 2QG

welcome to

Sambrooke Court, Abbey Road, Enfield

Spacious two bedroom second (top) floor apartment situated in this quiet residential turning, within the Bush Hill Park Conservation Area, within the Bush Hill Park Conservation Area, close to local shops, pubs, parks and Bush Hill Park Rail Station (Liverpool Street Line / Weaver Line) and within easy access of Enfield Town with its multiple shopping facilities, the A10 with its abundance of retail parks and the M25 Motorway.

The property has been modernised and maintained to a good standard throughout and is offered on a chain free basis and has many pleasing features.





Entrance Hall

Fitted carpet, door entryphone system, double built-in storage cupboard, radiator, coving to ceiling, additional large storage cupboard.

Lounge

15' 9" x 12' 3" (4.80m x 3.73m)
Fitted carpet, double radiator, floor to ceiling window, coving to ceiling.

Kitchen

8' 6" x 7' 3" (2.59m x 2.21m)
Fitted in a range of matching gloss grey base and wall units with a single bowl stainless steel sink and drainer inset to worksurface, tiled splashback, plumbing for washing machine, space for fridge and freezer, integrated electric oven and grill with electric hob with fume extractor fan over, frosted window to side.



Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m)
Fitted carpet, range of built-in wardrobe cupboards, double radiator, floor to ceiling window.

Bedroom Two

10' 10" x 7' 9" (3.30m x 2.36m)
Fitted carpet, double radiator.

Bathroom

Comprises a low flush WC, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap and shower attachment, glass shower screen, wood effect floor, extractor fan, double radiator.

Outside

Communal lawns with mature trees to front aspect, garaging to rear via separate negotiations.



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welcome to

Sambrooke Court, Abbey Road, Enfield

- Spacious Lounge
- Chain Free
- 169 Year Lease
- Modern Fitted Kitchen
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1870.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Dec 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105505 - 0002

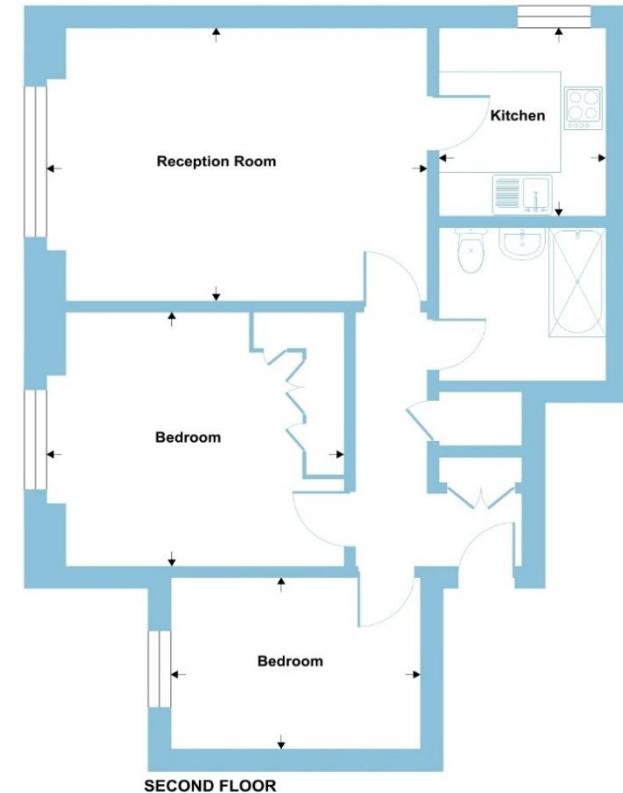
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Approximate Area = 636 sq ft / 59 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2025. Produced for Barnard Marcus. REF: 1393118



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