

Elmwood House, Crescent Road, Enfield, EN2 7AR

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welcome to

Elmwood House, Crescent Road, Enfield

Barnfields are delighted to offer for sale this fantastic two bedroom, two bathroom raised ground floor luxury apartment in a most sought after location close to Enfield Chase Station (Moorgate Line), local shops on Windmill Hill, bus routes to Oakwood Tube Station and Enfield Town is also close by. Benefitting from a Share of the Freehold, a sunny South facing terrace with views over the City skyline and secure underground parking, this superb chain free property must be viewed to be fully appreciated.







Communal Hallway
An immaculate entrance hall with lift service to all floors.

Flat Door
Opens to:-

Hallway
Wood flooring, radiator, two storage cupboards.

Lounge
21' 11" x 14' 2" (6.68m x 4.32m)
Wood flooring, radiator, double glazed windows and doors opening to a delightful Southerly facing paved terrace with fantastic views over the communal garden and the London skyline.

Kitchen
14' 4" x 8' 8" (4.37m x 2.64m)
Range of fitted wall and base units with granite worktops and upstands, undermount sink, gas hob with extractor above, built-in double oven, microwave, fridge/ freezer, washing machine and dishwasher, tiled floor, double glazed window and doors to terrace.

Bedroom One
15' 6" x 11' 8" (4.72m x 3.56m)
Wood flooring, double glazed window to rear, range of beautifully fitted wardrobes and drawer units, radiator, door to:-

En-Suite
Panelled bath with shower attachment, WC, hand basin surrounded by a range of built-in cupboards, spotlights, fully tiled walls and floor.

Bedroom Two
10' 10" x 8' 5" (3.30m x 2.57m)
Wood flooring, range of built-in wardrobes and drawers, radiator, double glazed windows to rear.

Shower Room
Pedestal wash hand basin, fully tiled step in shower unit, WC, large built-in storage cupboard, fully tiled walls and floor, spotlight.

Underground Parking
The property benefits from its own allocated secure parking space plus a storage locker and provision for an EV charging unit.

Communal Gardens
Well manicured communal gardens to the rear.





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welcome to

Elmwood House, Crescent Road, Enfield

- Two Bedrooms & Two Bathrooms
- Share Of Freehold
- 21ft Lounge
- Modern Fitted Kitchen
- South Facing Terrace

Tenure: Leasehold EPC Rating: B
Council Tax Band: E Service Charge: 3300.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£550,000



Please note the marker reflects the postcode not the actual property

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Crescent Road, Enfield, EN2

Approximate Area = 1038 sq ft / 96.4 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: 1482100

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The Property Ombudsman

Property Ref:
ENF106006 - 0004

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