

Nottingham House, Robin Close, Enfield, EN2 8FX

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welcome to

Nottingham House, Robin Close, Enfield

Rarely available top floor two bed, two bath balcony apartment extending to over 750 sq ft with own allocated parking space, situated in popular residential location, just minutes from Gordon Hill Rail Station (Moorgate Line), local shops, greenbelt countryside, the Wren and One Degree Academy schools and within easy access of Enfield Town and the M25 Motorway.

The property has been maintained to a high standard throughout and has many pleasing features and benefits from a long lease.







Entrance Hall
Wood effect floor, door entryphone system, storage cupboard, door to all rooms.

Kitchen / Dining Room
19' 5" to extremes x 16' 6" (5.92m to extremes x 5.03m)
Dual aspect with double doors to south/east facing balcony, wood effect floor, double radiator and double radiator with cover, sunken spotlights to ceiling, beautifully fitted in modern grey base and wall cupboards kitchen with contrasting worksurface, composite sink and drainer, mixer tap over, breakfast bar, integrated fridge freezer, dishwasher and washing machine, integrated electric oven and grill, gas hob with chrome splashback and extractor fan over, cupboard housing gas central heating boiler.



Bedroom One
18' 7" to extreme x 11' max (5.66m to extreme x 3.35m max)
Fitted carpet, double radiator, two double built-in wardrobe cupboards, door to En-Suite Shower Room.

En-Suite Shower Room
Low flush WC, pedestal wash hand basin with mixer tap, large shower cubicle with glass sliding door, part tiled walls, ceramic tiled floor, shaver point, spotlights to ceiling, extractor fan.

Bedroom Two
12' 4" x 9' 2" (3.76m x 2.79m)
Fitted carpet, double radiator.



Family Bathroom
Low flush WC with concealed cistern, vanity wash hand basin with mixer tap, panelled bath with mixer tap, shower over, glass shower screen, part tiled walls, heated towel rail, ceramic tiled floor, shaver point, spotlights to ceiling, extractor fan.

Outside
As previously stated, a spacious decked patio access via double glazed doors from Lounge/Kitchen, south east facing.

Allocated Parking
Own allocated parking space to rear via Robin Close.













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- 150 Year Lease From 2019
- En-Suite To Master Bedroom
- Balcony To Lounge / Kitchen
- Own Allocated Parking Space
- Lift Service To All Floors

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 2541.00
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



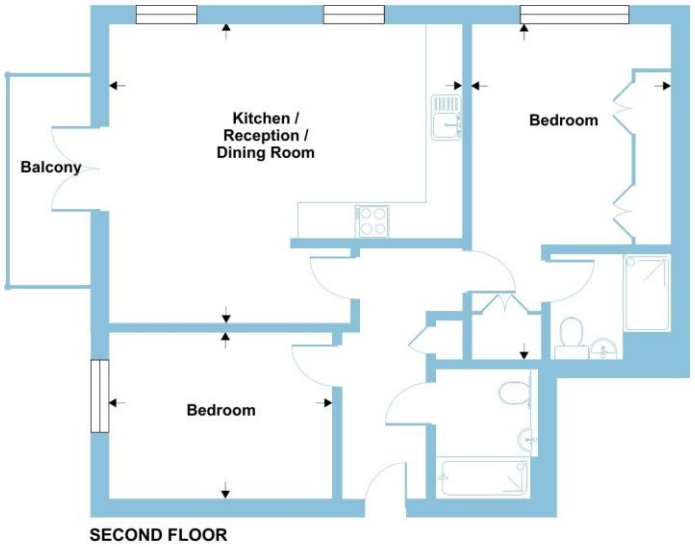
Please note the marker reflects the postcode not the actual property

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Robin Close, Enfield, EN2

Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



SECOND FLOOR

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:

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The Property Ombudsman

Property Ref:
ENF105071 - 0002

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