



OLD PARK ROAD, ENFIELD, EN2

This BRIGHT, SPACIOUS and elegant THREE DOUBLE BEDROOM first floor apartment, comprises of a separate reception room, LUXURY FITTED German Nolte KITCHEN/DINER with INTEGRATED Siemens appliances and a North/East facing PRIVATE TERRACE with views over the COMMUNAL GARDENS. The master bedroom offers a FULLY FITTED DRESSING AREA leading to the luxurious EN SUITE bathroom with twin basins. Additionally, there are two further good sized bedrooms and a large fully PORCELAIN TILED family bathroom with CHROME fixtures and fittings.

Benefiting from UNDERFLOOR HEATING throughout, VIDEO ENTRY PHONE SYSTEM and a GATED UNDERGROUND CAR PARK with an allocated space, a LOCKABLE STORAGE UNIT and LIFT servicing all floors. Also covered by a 10 Year Premier Guarantee. Viewings highly recommended.



ACCOMMODATION

* LUXURY FIRST FLOOR PURPOSE BUILT APARTMENTS * ENTRANCE HALL WITH VIDEO ENTRY PHONE SYSTEM * MODERN FITTED KITCHEN/DINER * PRIVATE TERRACE * MASTER BEDROOM WITH EN SUITE * TWO FURTHER GOOD SIZED BEDROOMS * MODERN FAMILY BATHROOM * UNDERGROUND PARKING SPACE *

* SERVICES: UNDERFLOOR HEATING * LIFT TO ALL FLOORS * FEATURES: DOUBLE GLAZING *

PRICE: £849,950

RECEPTION ROOM: 25'2 x 19'11 (7.67m x 6.07m)
Double Glazed Window, Wool Twist Carpet, Underfloor Heating



KITCHEN/DINING 19'11 x 12'3 (6.07m x 3.73m)

White Porcelain Tiled Floor, Fully Integrated High-Quality German Kitchens (Made By Nolte), Soft Close Doors, Integrated Siemens/Apella Appliances, Built-In Stainless Steel Appliances: Electric Oven, Microwave, Cooker Hood, Gas or Induction Hob, Integrated Fridge/Freezer & Dishwasher, Stainless Steel Mixer Tap, Underfloor Heating, Leading to Outside Private Terrace Area



KITCHEN/DINING DIFFERENT ASPECT:



FAMILY BATHROOM:
Full Porcelain Tiles (Wall & Floor), Walk In Shower, Wall Hung Wash Hand Basin, W/C



PRIVATE TERRACE AREA:



MASTER BEDROOM: 18'5 x 13'1 (5.61m x 3.99m)

Double Glazed Windows x 3, Wool Twist Carpet, Built In Wardrobes, Sky/TV Point, Underfloor Heating, Dressing Area, Leading to En Suite



EN SUITE:

Double Glazed Windows x 2, Full Porcelain Tiles (Wall & Floor), Bath with Shower Attachment, Walk In Shower, Wash Hand Basin, Chrome Fixtures and Fittings, W/C with Soft Close Lid



BEDROOM 2: 14'2 x 11'9 (4.32m x 3.58m)

Double Glazed Windows x 2, Wool Twist Carpet, Built In Wardrobes, Underfloor Heating



BEDROOM 3: 14'2 x 9'5 (4.32m x 2.87m)

Double Glazed Windows x 2, Wool Twist Carpets, Underfloor Heating





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 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		



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.