



53 CALSHOT WAY, ENFIELD, EN2

This LUXURIOUS THREE/FOUR DOUBLE BEDROOM PENTHOUSE offering a beautiful and bright entrance hall, German Nolte fitted kitchen/diner with INTEGRATED APPLIANCES, a spacious reception room with BI-FOLDING DOORS leading to a LARGE PRIVATE TERRACE with stunning views. The master bedroom offers a FULLY FITTED DRESSING AREA leading to the EN SUITE bathroom with twin basins and it's own private terrace area. There are a further two good sized bedrooms, a STUDY/OFFICE, which could be used as a fourth bedroom and a modern family bathroom with chrome fixtures and fittings and a UTILITY ROOM. Benefiting from UNDERFLOOR HEATING throughout, VIDEO ENTRY PHONE SYSTEM and a GATED UNDERGROUND CAR PARK, in addition to a LOCKABLE STORAGE UNIT and LIFT servicing all floors. Also covered by a 10 Year Premier Guarantee, internal viewings are highly recommended.



ACCOMMODATION

* LUXURY PENTHOUSE * SPACIOUS ENTRANCE HALL WITH VIDEO ENTRY PHONE SYSTEM * MODERN FITTED KITCHEN/DINER * UTILITY ROOM * SEPARATE RECEPTION ROOM * MASTER BEDROOM WITH EN SUITE & DRESSING AREA * TWO FURTHER GOOD SIZED BEDROOMS * STUDY/OFFICE/BEDROOM 4 * TWO PRIVATE TERRACE AREA * LARGE FULLY TILED FAMILY BATHROOM * UNDERGROUND CAR PARK WITH 2 SPACES *

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

PRICE: £1,299,950

ENTRANCE HALL:

Bright and Spacious Entrance Hall, Double Glazed Windows x 4, Porcelain Tiles, Video Entry Phone System



RECEPTION ROOM: 27'1 x 18'4 (8.26m x 5.59m)

Double Glazed Bi-Folding Doors Leading to Private Terrace, Porcelain Tiled Flooring, Underfloor Heating



LUXURY KITCHEN/DINING: 22'4 x 18'4 (6.81m x 5.59m)

Double Glazed Bi-Folding Doors Leading to Large Terrace area, 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



LUXURY KITCHEN/DINING 2:



MASTER BEDROOM: 24'5 x 17'6 (7.44m x 5.33m)

Double Glazed Windows/Door Leading to Terrace Area, Wool Twist Carpet, Built In Wardrobes, Sky/TV Point, Underfloor Heating, Dressing Area, Separate Private Terrace Area, Leading to En Suite



MASTER BEDROOM DIFFERENT ASPECT:



EN SUITE:

Double Glazed Velux Window, 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: 11'7 x 11'3 (3.53m x 3.43m)

Double Glazed Window, Wool Twist Carpet, Built In Wardrobes, Underfloor Heating



BEDROOM 3: 11'5 x 11'3 (3.48m x 3.43m)
Double Glazed Window, Wool Twist Carpet, Built In Wardrobes, Underfloor Heating



BEDROOM 4/ STUDY: 19'0 x 8'5 (5.79m x 2.57m)
Double Glazed Window, Wool Twist Carpet, Underfloor Heating



PRIVATE TERRACE AREA:
Large South Facing Terrace,, Outside Storage Cupboard



PRIVATE TERRACE AREA 2:



GUEST CLOAKROOM:
Double Glazed Velux Window, Porcelain Tiled, Walk In Shower, Wash Hand Basin, W/C



Awaiting Floor Plan

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.