



## 10 OLD PARK ROAD, ENFIELD, EN2

This LUXURIOUS THREE DOUBLE BEDROOM PENTHOUSE offering a beautiful and bright CIRCULAR entrance hall, German Nolte fitted kitchen/diner with INTEGRATED APPLIANCES, a spacious reception room with BI-FOLDING DOORS leading to the PRIVATE TERRACE with stunning views across London's skyline and the COMMUNAL GARDENS. The master bedroom offers a FULLY FITTED DRESSING AREA leading to the EN SUITE bathroom with twin basins. There are a further two good sized bedrooms, a modern family bathroom with chrome fixtures and fittings and 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 \* BRIGHT CIRCULAR ENTRANCE HALL WITH VIDEO ENTRY PHONE SYSTEM \* MODERN FITTED KITCHEN/DINER \* UTILITY ROOM \* SEPARATE RECEPTION ROOM \* MASTER BEDROOM WITH EN SUITE \* TWO FURTHER GOOD SIZED BEDROOMS \* SPACIOUS 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:**

**Impressive, Bright and Spacious Circular Entrance Hall, Porcelain Tiles, Video Entry Phone System, Skylight**



### **RECEPTION ROOM: 29'5 x 16'3 (8.97m x 4.95m)**

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



**KITCHEN/DINING 24'7 x 19'5 (7.49m x 5.92m)**

**Double Glazed Window & Bi-Folding Doors Leading to 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**



**KITCHEN/DINING DIFFERENT ASPECT:**





**MASTER BEDROOM: 17'4 x 15'1 (5.28m x 4.60m)**  
**Double Glazed Windos/Door Leading to Terrace Area, Wool Twist Carpet, Built In Wardrobes, Sky/TV Point, Underfloor Heating, Dressing Area, Leading to En Suite**



**EN SUITE:**  
**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: 16'3 x 13'11 (4.95m x 4.24m)**

**Double Glazed Windows & Door Leading to Terrace Area, Wool Twist Carpet, Built In Wardrobes, Underfloor Heating, Leading to En Suite**



**BEDROOM 3/STUDY 16'6 x 11'7 (5.03m x 3.53m)**

**Double Glazed Window & Door Leading to Terrace Area, Wool Twist Carpet, Underfloor Heating**



**GUEST CLOAKROOM:**

**Porcelain Tiled, Walk In Shower, Wash Hand Basin, W/C**



**UTILITY ROOM:**



**PRIVATE TERRACE AREA:  
South Facing**



# PENTHOUSE



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.