



Colman Parade, Enfield, EN1

OIEO £325,000 *Leasehold*



A superb apartment with stunning views, situated on the sixth floor of a modern development in the heart of Enfield Town, just a short stroll from Enfield Town Overground station, providing direct services to Liverpool Street, as well as an excellent selection of shops and restaurants, including the Palace Gardens Shopping Centre, and the open spaces of Enfield Town Park, which is particularly popular with families.

Constructed in 2013, the property enjoys 800 sq. ft. of well-proportioned accommodation. The impressive open-plan reception/dining room features generous dual-aspect windows and provides ample room for relaxing, dining and entertaining. A door at one end opens onto a private



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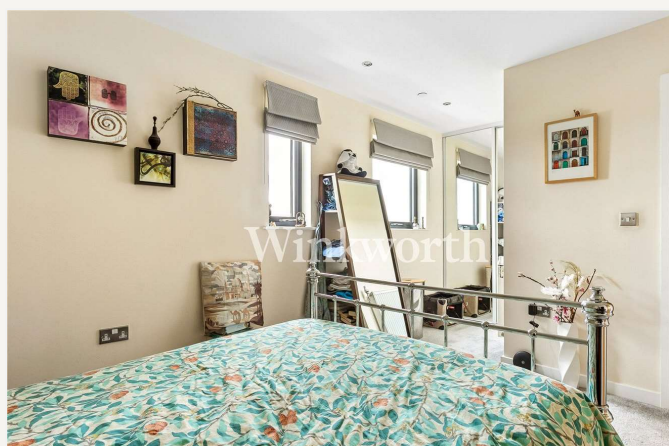
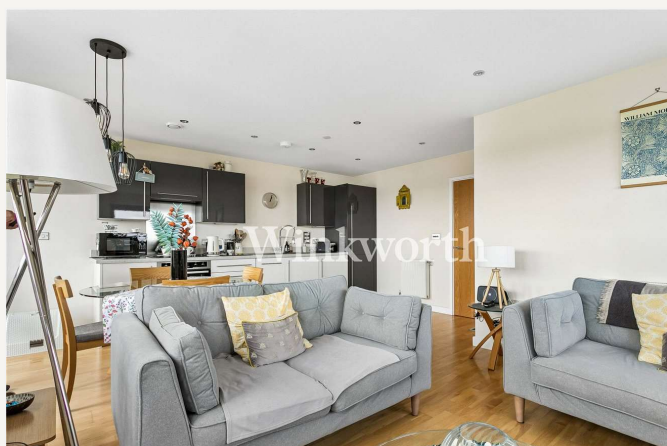
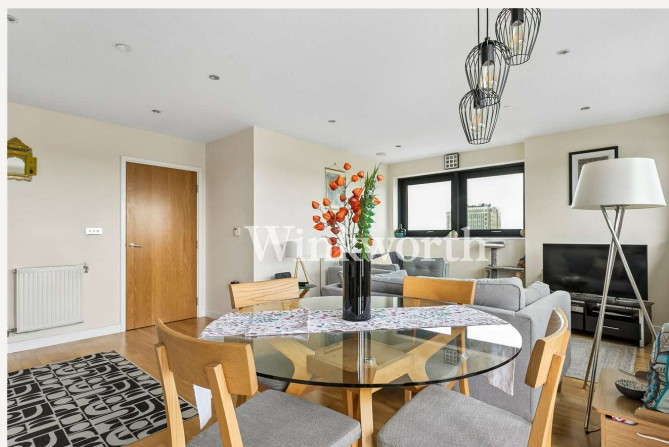


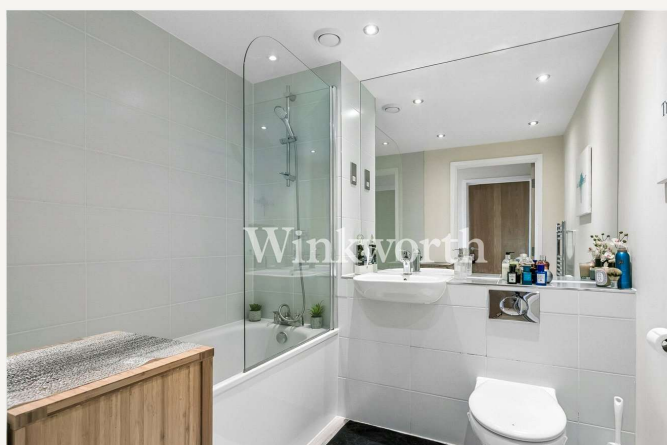
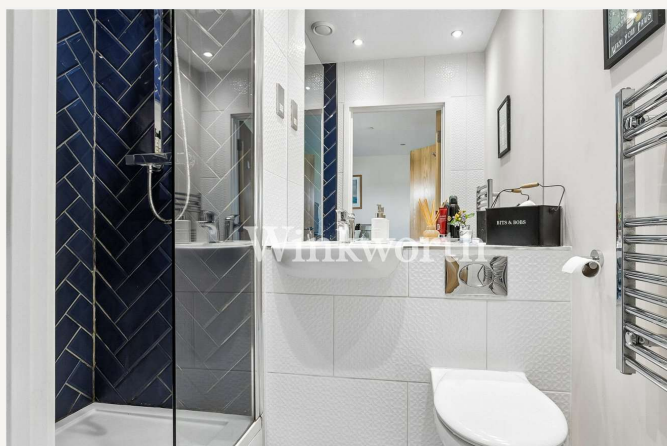
balcony with spectacular views across North London.

The kitchen is fitted with sleek units offering excellent storage and worktop space, together with a range of integrated appliances.

There are two well-proportioned bedrooms, one of which benefits from fitted wardrobes and a modern en-suite shower room. A stylish bathroom serves the second bedroom and is also ideal for guests. Additional benefits include ample fitted storage, gas central heating, a secure video entry system that can be linked to a smart device, lift access, and a gated allocated parking space.

We highly recommend an internal viewing to fully appreciate the space, location, and fantastic views this lovely property offers.





MATERIAL INFO

Tenure: Leasehold

Remaining Lease Term Circa: 235 years

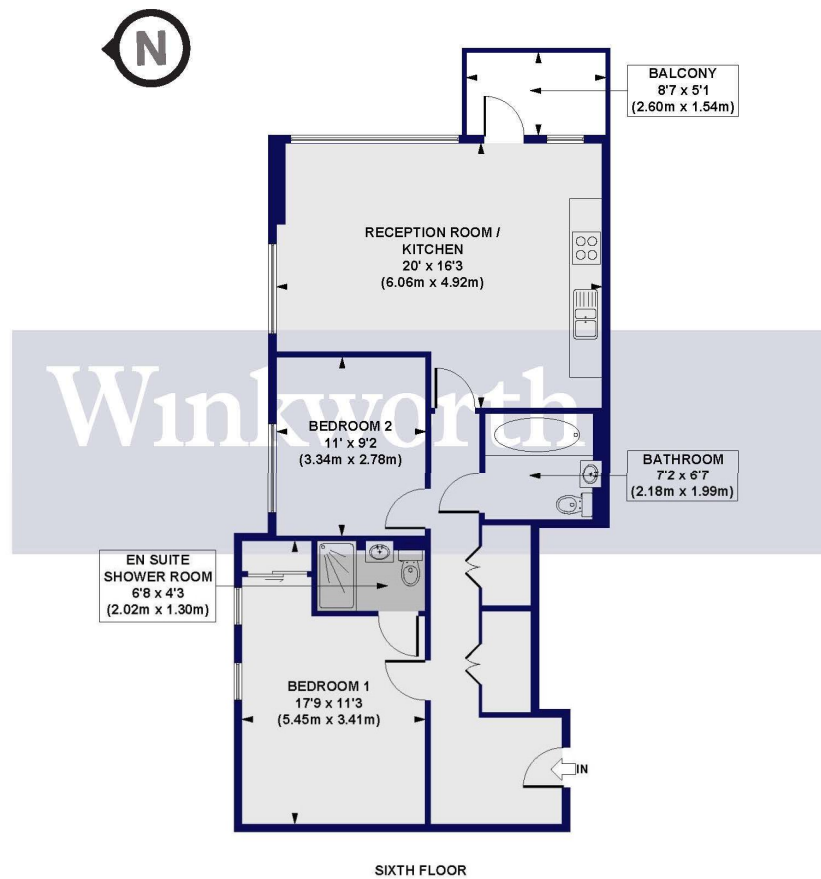
Service Charge: £2235.8 per annum

Ground Rent: £530 Annually (subject to increase)

Council Tax: London Borough of Enfield - Band D

EPC rating: C

Colman Parade, Southbury Road, EN1
Approx. Gross Internal Floor Area 800 sq. ft / 74.35 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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