



Flat 1, Howard Court 1 Henry Close, Enfield, EN2 9JT  
Offers Over £300,000



# Flat 1, Howard Court 1 Henry Close, Enfield, EN2 9JT

Welcome to this charming two-bedroom ground floor apartment located on Henry Close in Enfield. This delightful property is situated within close proximity to the picturesque Forty Hall Estate, offering a perfect blend of modern living and natural beauty.

As you enter the apartment, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining.

The apartment features two comfortable bedrooms, providing ample space for rest and privacy. The modern bathroom is designed with contemporary fixtures, ensuring a pleasant experience for all residents.

One of the standout features of this property is the large, well-kept communal gardens, which include a barbeque area, perfect for enjoying sunny days with family and friends. The communal parking facilities add to the convenience of living in this lovely apartment.

This property is modern throughout, making it an excellent choice for those seeking a stylish and comfortable home. Whether you are a first-time buyer or looking to downsize, this apartment offers a wonderful opportunity to enjoy a peaceful lifestyle in a sought-after location. Don't miss the chance to make this delightful apartment your new home.



**Entrance Hallway**

**Lounge** 18'2" x 9'8" (5.54m x 2.95m)

**Kitchen** 8'0" x 5'6" (2.44m x 1.68m)

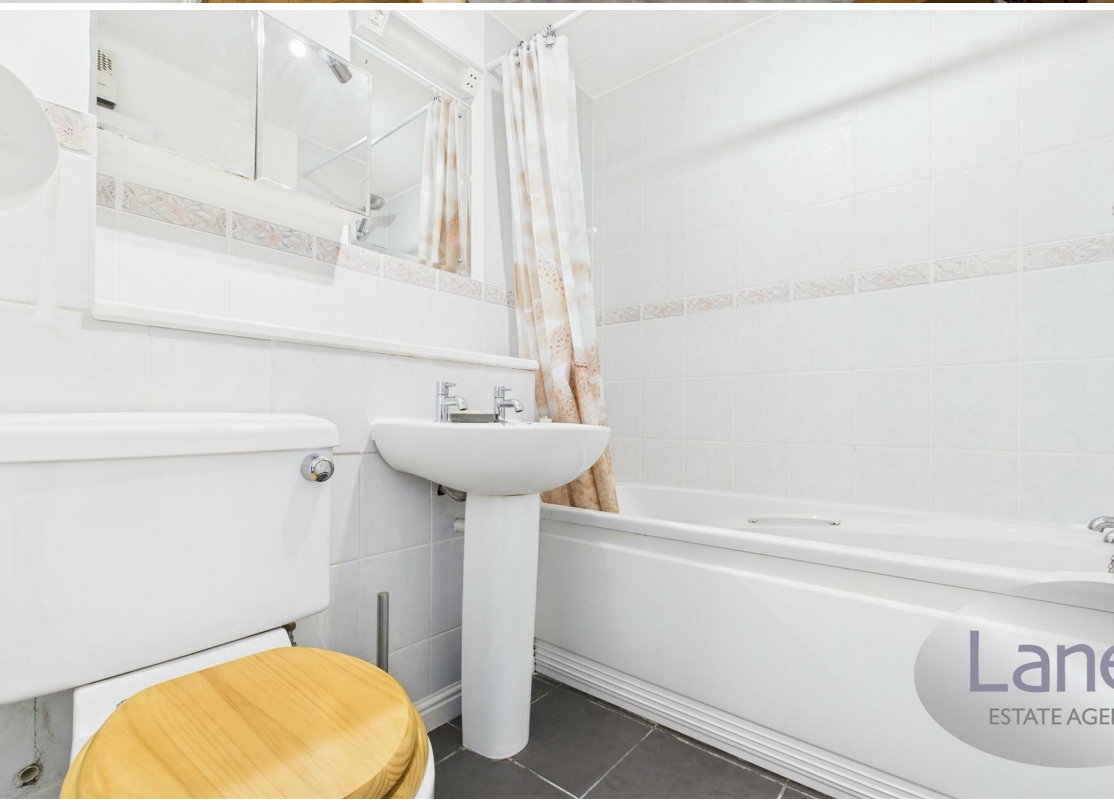
**Bedroom One** 10'7" x 8'9" (3.23m x 2.67m)

**Bedroom Two** 11'6" x 7'1" (3.51m x 2.16m)

**Bathroom**

**Lanes Estate Agents Enfield Reference Number**

ET5277/AX/AX/AX/110825





Lane  
ESTATE AGENT

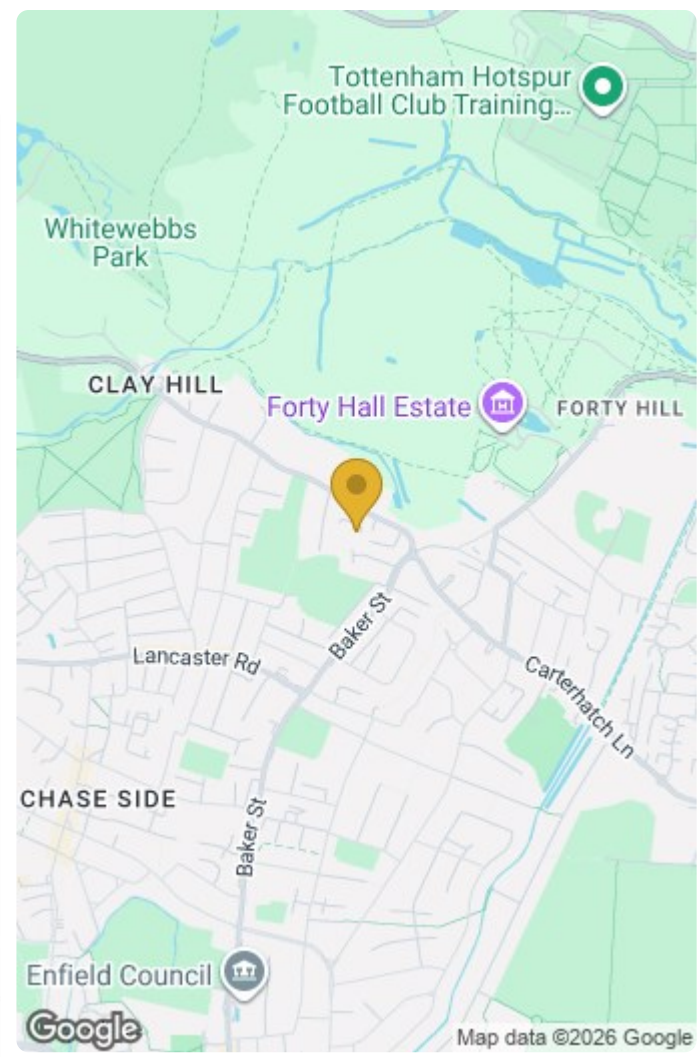


Approximate total area<sup>(1)</sup>  
48.5 m<sup>2</sup>

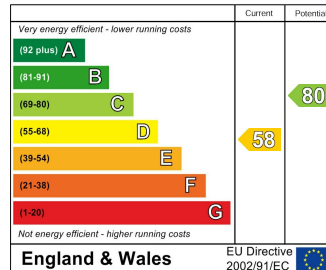
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

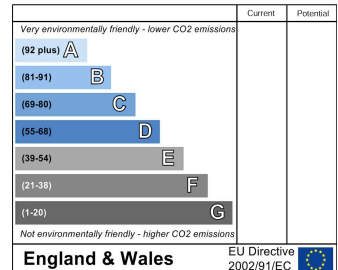
GIRAFFE360



**Energy Efficiency Rating**



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



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

