



Southbury Road, EN1 1PL  
Enfield





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# Southbury Road, EN1 1PL

Positioned within a secure, private gated development just moments from the vibrant amenities of Enfield Town Centre, this exceptional two bedroom first floor flat has been thoughtfully designed to offer refined modern living with an emphasis on comfort, style, and practicality. Ideally situated, the property benefits from a gentle ascent with minimal stairs, while maintaining a sense of privacy and security, further enhanced by a controlled entry phone system.

The interior is finished to an impressive specification throughout, with engineered hardwood flooring laid over premium acoustic gold underlay, creating both warmth and tranquillity underfoot. Walls are elegantly dressed in matt white diamond paint, durable and washable, while a Hive smart heating system ensures effortless climate control all year round. Bespoke, made-to-measure blinds have been installed throughout, providing both thermal efficiency and a sleek, tailored aesthetic.

The accommodation unfolds into a generous reception room, beautifully illuminated by natural light via a charming Juliet balcony. The adjoining kitchen is well appointed with extensive worktop space and cupboard units, complemented by a smart Samsung oven and induction cooktop (untested), both of which benefit from the reassurance of approximately 3-4 years remaining warranty.

Both bedrooms are sizeable, with the principal suite enjoying a bespoke built-in wardrobe with integrated lighting, as well as a stylish en-suite shower room. This space is finished with large format porcelain tiles, a fitted vanity unit, and thoughtfully integrated storage, including two shower niches and additional external niches.

The main shower room is equally striking, showcasing a contemporary three-piece suite

Asking Price £359,950



- An Exceptional Two Bedroom First Floor Apartment Situated in a Private Gated Development
- Beautifully Maintained Communal Gardens
- The Master Bedroom Benefits From a Built-In Wardrobe with Integrated Lighting and a Stylish En-Suite Shower Room
- Generous Floor to Ceiling Built In Storage, Providing Practical Space for Coats, Shoes and More
- Prime Commuter Location, With Enfield Town Station Providing Direct Access to Liverpool Street in Around 35 Minutes
- Secure Allocated Off Street Parking
- A Juliet Balcony Enhancing the Natural Light Throughout the Home
- A High Quality Three Piece Bathroom Suite
- Within Easy Walking Distance of Enfield Town Centre, Home to a Variety of Popular Shops and Dining Options
- Situated Within the Catchment of Highly Regarded Schools, Including George Spicer Primary School and St Andrew's CofE Primary School





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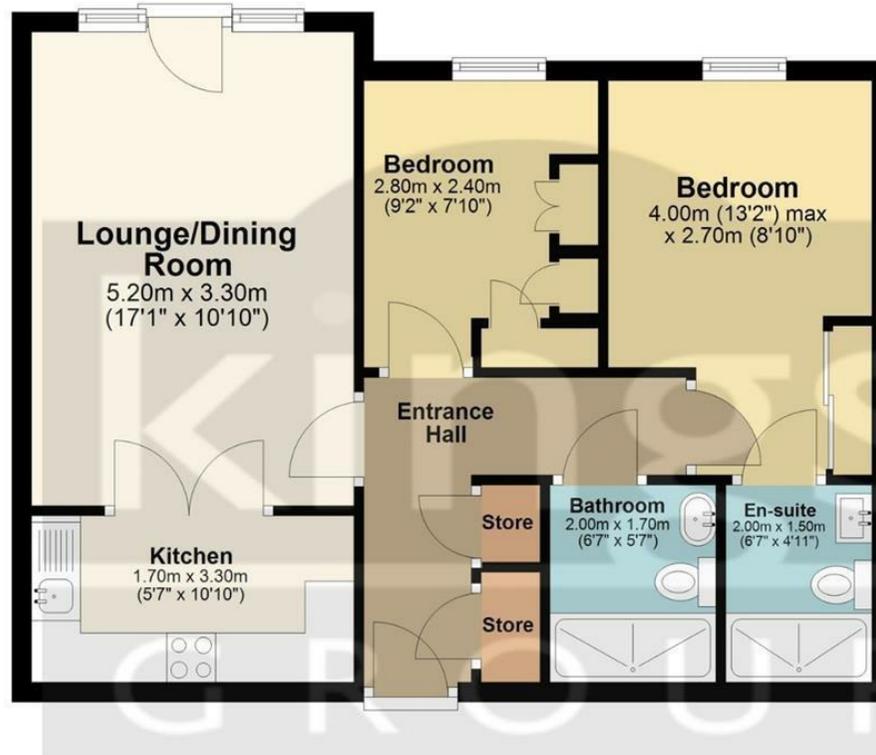


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>82</b>	<b>83</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



## First Floor

Approx. 61.3 sq. metres (660 sq. feet)



Total area: approx. 61.3 sq. metres (660 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

## Pemberton Court

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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