

Eaton Road, EN1 1GU  
Enfield







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# Eaton Road, EN1 1GU

Kings Group – Enfield Town are delighted to present this beautifully presented and spacious two double bedroom penthouse apartment, situated on the fourth floor of a modern development with convenient lift access. This impressive home offers a seamless blend of style, comfort and practicality, featuring secure gated underground parking and a video entry phone system for added peace of mind.

Inside, the property boasts a stylish fitted kitchen with integrated appliances, which flows effortlessly into a bright and generously sized reception room that is flooded with natural light creating a perfect space for both relaxing and entertaining. From here, step out onto your own private terrace and enjoy wide-ranging views across the iconic London skyline, offering a rare and desirable outdoor retreat. The apartment comprises two well proportioned double bedrooms, with the master benefiting from its own en-suite shower room, while a modern three piece family bathroom serves the rest of the home.

Perfectly positioned in the heart of Enfield Town, the next homeowner will enjoy having everything on their doorstep, including Enfield Town Centre with its wide selection of shops, restaurants, and amenities. Excellent transport links are also close by, with Enfield Town Station just 0.2 miles away and numerous bus stops within walking distance, while motorists will appreciate easy access to the A10, M25, and A406, providing great connectivity to surrounding areas.

Families will also benefit from the property falling within the catchment area for several highly regarded local schools, including George Spicer Primary School, Enfield Grammar School, and St Andrews CofE Primary School.

## Offers In The Region Of £400,000



- A Beautifully Presented Two Double Bedroom Penthouse Apartment
- Secure Gated Underground Allocated Parking
- A Sizeable Reception Room Flooded With Natural Light
- Lift Access
- Within Catchment Area of Highly Regarded Schools Including George Spicer Primary School and Enfield Grammar School
- Generous Private Outdoor Space Featuring Panoramic City Views
- Modern Fitted Kitchen With Integrated Appliances
- Three Piece Bathroom Suite and En-Suite Shower Room to the Master Bedroom
- Within Close Proximity of Transport Links Including Bus Stops and Enfield Town Station(0.2 miles) Providing Direct Access into the City
- Walking Distance to Enfield Town Centre Boasting an Array of Shops and Restaurants







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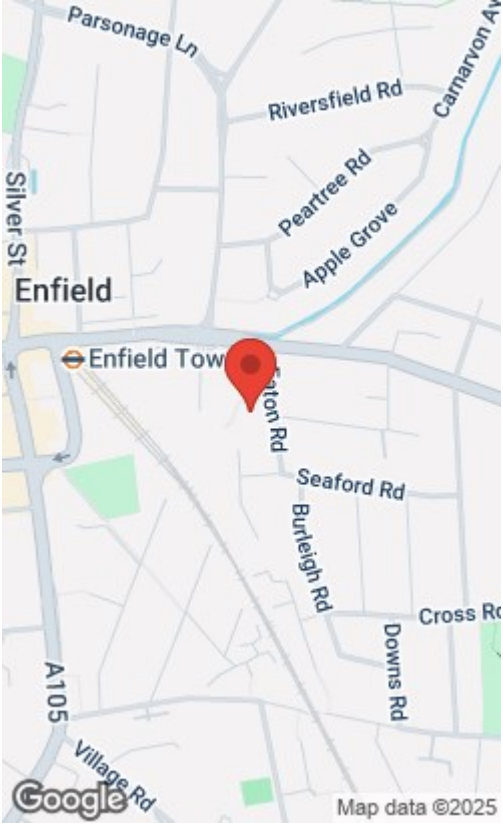






Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <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>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

FOURTH FLOOR  
78.0 sq.m. (840 sq.ft.) approx.



TOTAL FLOOR AREA: 78.0 sq.m. (840 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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