



Dunstan Mews, EN1 1GF
Enfield





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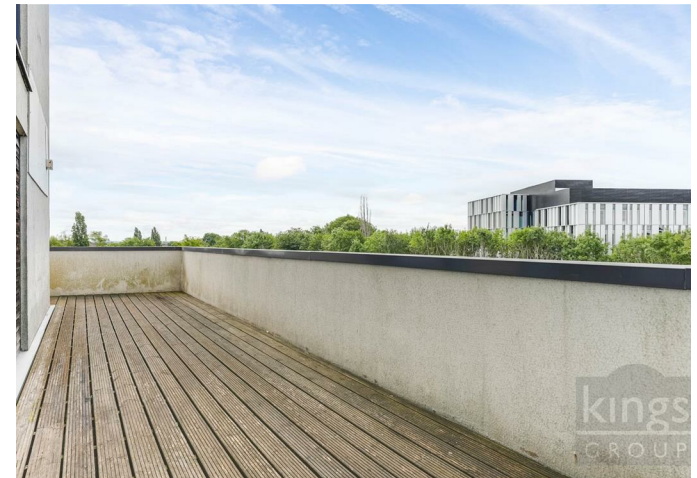
Nestled within a secure gated development in the heart of Enfield Town, this beautifully presented second-floor apartment offers modern living in an unbeatable location. Boasting two spacious double bedrooms, the property features a large open-plan kitchen, living, and dining area with direct access to an impressive wrap-around balcony—perfect for relaxing or entertaining. The master bedroom benefits from a en-suite shower room, while a three-piece family bathroom serves the rest of the apartment. With ample storage throughout, lift access, and secure allocated parking, this home combines comfort with convenience.

Just moments from the vibrant Enfield Town Centre, residents can enjoy a wide range of shops, cafes, and amenities right on their doorstep. Excellent transport links are close by, with Enfield Town Station offering direct access to Central London and nearby bus stops providing further connectivity. The apartment sits within the catchment area of highly regarded schools, including George Spicer Primary School, Enfield Grammar School and St Anne's Catholic High School making it an ideal choice for families, first-time buyers, or investors. With 237 years remaining on the lease, this is a fantastic opportunity to secure a modern home in one of Enfield's most desirable locations.

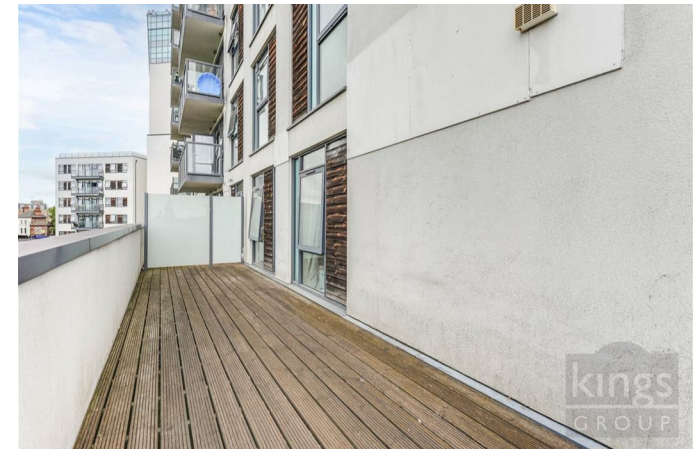
Council Tax Band: D

Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£365,000



- A Beautifully Presented Second Floor Two Double Bedroom Apartment
- A Spacious Open Plan Modern Fitted Kitchen/Living and Dinings Areas
- En-Suite Shower Room to the Master Bedroom and a Three Piece Bathroom Suite
- Gated and Covered Allocated Parking Space Plus Communal Bike Storage
- Lift Access
- Tucked Away in a Gated Developmmment in the Heart of Enfield Town
- An Impressive Wrap Around Private Roof Terrace With Unrestricted Views
- Heating Costs Covered With The Service Charge
- Lease Length: 237 Years Remaining
- Gas Central Heating and Double Glazed Throughout

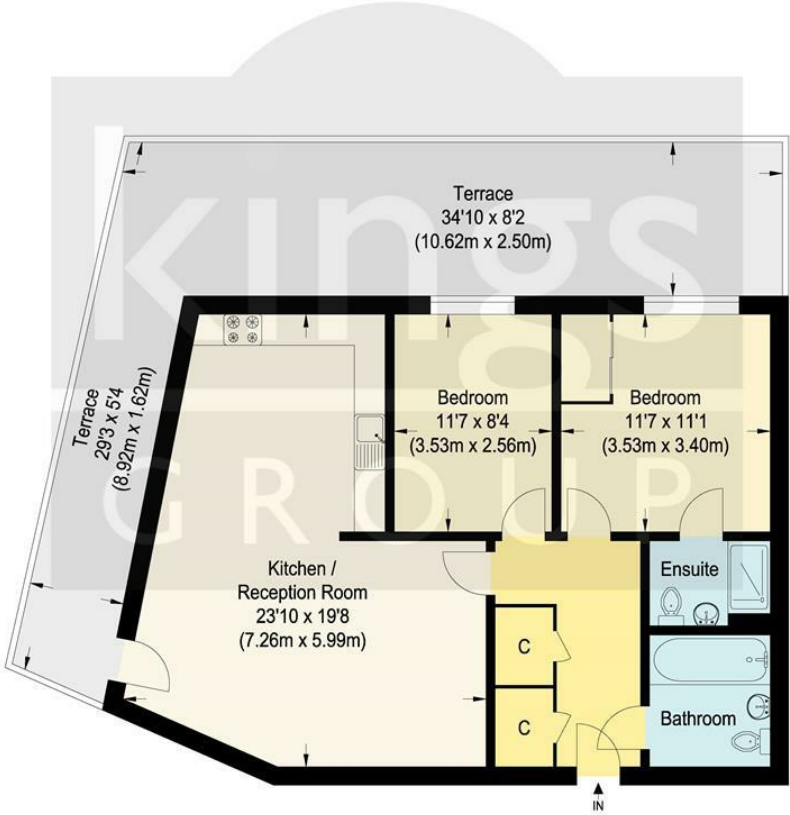








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Second Floor

Powell House

Approximate Gross Internal Floor Area : 71.65 sq m / 771.23 sq ft
Approximate Gross External Terrace Area : 36.95 sq m / 397.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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