



Canning Square, EN1 4BT  
Enfield

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# Canning Square, EN1 4BT

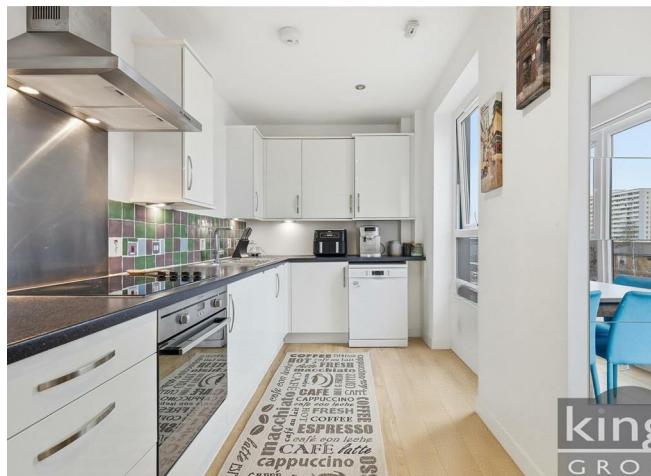
Kings Group – Enfield Town are proud to present this exceptional top floor apartment, beautifully designed and impeccably maintained, set within a highly sought-after residential turning just moments from the historic and picturesque Forty Hall Estate with stunning green spaces. Positioned in an enviable location, the property is within walking distance of local bus routes and just under one mile from Turkey Street Station, providing direct access into London Liverpool Street. Excellent road connections including the A10, M25 and A406 ensure effortless travel across London and beyond.

Families will appreciate the property's position within the catchment area of highly regarded schools, including Worcesters Primary School and Carterhatch Infant and Junior Schools. Leisure and lifestyle amenities are equally impressive, with David Lloyd nearby and Enfield Town Centre and Retail Parks just a short drive away, offering an array of shops, restaurants and cafés.

Offered to the market chain free, this turnkey residence benefits from a secure entry phone system, gas central heating, and striking floor to ceiling double glazed windows throughout, bathing the interior in natural light. From the hallway window, far reaching views towards London provide an impressive and unique backdrop. Residents also enjoy access to a well maintained communal garden and a secure bike shed.

Internally, the property boasts a stunning open plan kitchen and living space, thoughtfully designed to provide seamless areas for both dining and relaxation. This space opens directly onto a private south-facing balcony, perfect for entertaining or unwinding in the sun. There are two generously proportioned double bedrooms, with the second bedroom benefiting from built in wardrobes, alongside ample storage throughout. A stylish three piece bathroom suite completes the accommodation to an exceptional standard. Further enhancing this impressive home is allocated parking, with visitors bays available.

**£359,995**



- Chain Free
- Allocated Parking and Vistors Bays Available
- Floor to Ceiling Double Glazed Windows Throughout Flooding the Property with Natural Light Throughout
- An Impressive Sized Open Plan Modern Fitted Kitchen/Living Area
- Security Entry Phone System
- A Beautifully Presented Two Double Bedroom Top Floor Apartment
- Private South Facing Balcony
- Ample Storage Space Throughout, Including Built in Wardrobes in the Second Bedroom
- A Well Maintained Laid to Lawn Communal Garden and Secure Bike Shed
- Stunning Views Across London



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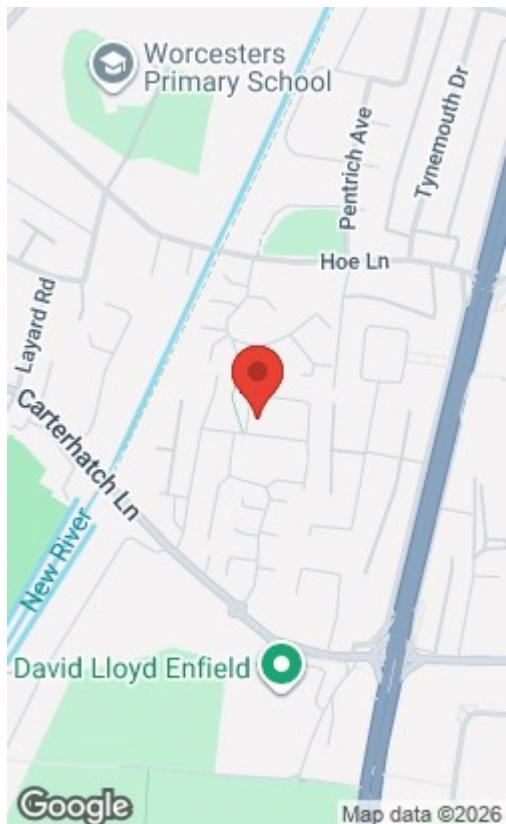


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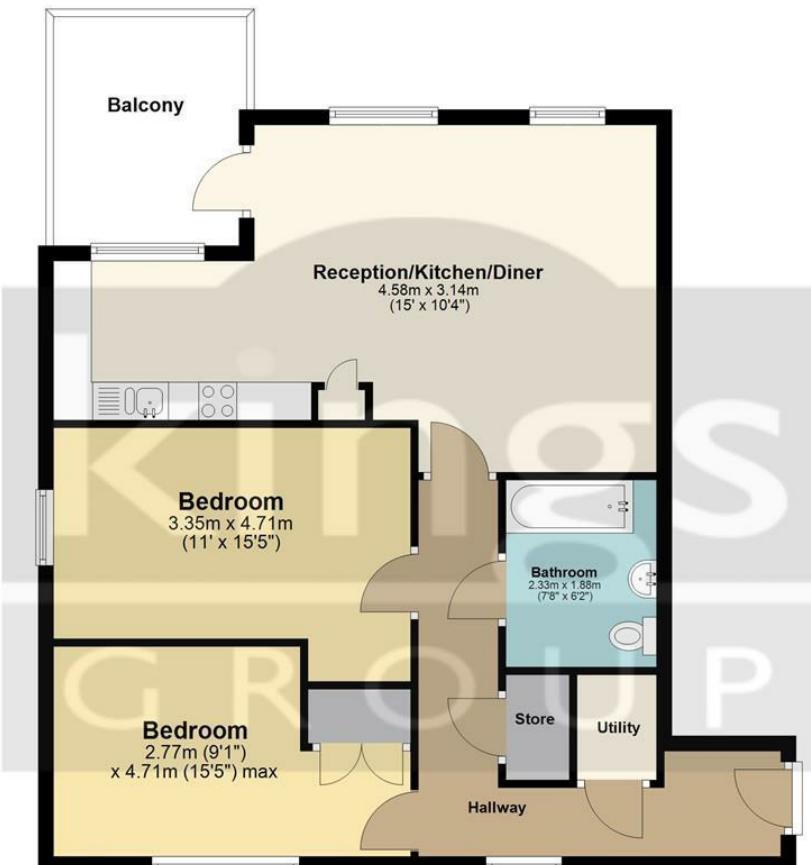


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84	84
(81-91) B	B		
(69-80) C	C		
(55-68) D	D		
(39-54) E	E		
(21-38) F	F		
(1-20) G	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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



## Third Floor



Total area: approx. 73.7 sq. metres (793.2 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.□

### Mill House

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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