



PRIVATE LAND  
NO ENTRY FOR VEHICLES  
NO PARKING  
NO LOADING OR UNLOADING  
NO DELIVERIES OR COLLECTIONS  
NO STANDING OF VEHICLES  
NO STOPPING OF VEHICLES  
NO WAITING OF VEHICLES  
NO TRAVELLING OF VEHICLES  
NO LOADING OR UNLOADING OF PASSENGERS  
NO LOADING OR UNLOADING OF GOODS  
NO DELIVERIES OR COLLECTIONS  
NO STANDING OF VEHICLES  
NO STOPPING OF VEHICLES  
NO WAITING OF VEHICLES  
NO TRAVELLING OF VEHICLES

Canning Square, EN1 4BT  
Enfield









# Canning Square, EN1 4BT

Kings Group – Enfield Town are pleased to present this beautifully presented, dual aspect, two double bedroom second floor apartment, situated on a highly desirable residential road just a short distance from the picturesque Forty Hall Estate, offering beautiful green spaces to enjoy. Ideally located, the property is within easy reach of transport links including nearby bus stops and Turkey Street Station, with commuters also benefiting from excellent road connections via the A10, M25 and A406, providing convenient access to surrounding areas.

A variety of local shops and amenities are close by, including the David Lloyd Leisure Centre, while Enfield Retail Parks and Enfield Town Centre are just a short drive away, offering a wide range of shopping, dining and entertainment options. This property is ideal for first-time buyers, young families, and investors alike. Families will particularly appreciate the property's location within the catchment area for several highly regarded schools, including Worcesters Primary School and Carterhatch Infant and Junior Schools.

The internal accommodation measures approximately 74 sqm and comprises a bright and spacious modern open plan fitted kitchen and living area with direct access to a private south west facing balcony. There are two generous double bedrooms, both of which benefit from built-in wardrobes, as well as a stylish three piece bathroom suite and ample storage space throughout. Additional features include a secure entry phone system, gas central heating, and impressive floor to ceiling double glazed windows throughout, flooding the property with natural light.

Externally, residents can enjoy well maintained communal gardens laid to lawn, access to a secure bike shed, and an allocated parking space. This is a fantastic opportunity to secure a spacious and modern apartment in a prime Enfield location.

£350,000



- A Beautifully Presented Dual Aspect Two Double Bedroom Second Floor Apartment
- A Modern Fitted, Spacious Open Plan Kitchen/Living/Dining Area
- Ample Storage Space Throughout

- Approximate 74sqm of Internal Living Space

- Floor to Ceiling Double Glazed Windows Flooding the Property with Natural Light Throughout

- Allocated Parking

- Private South West Facing Balcony

- A Well Maintained Laid to Lawn Communal Garden and Secure Bike Shed

- Security Entry Phone System

- Highly Sought After Residential Area







kings  
GROUP











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		



### Mill House

Approximate Gross Internal Floor Area : 73.80 sq m / 794.37 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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