



Canning Square, EN1 4BT
Enfield





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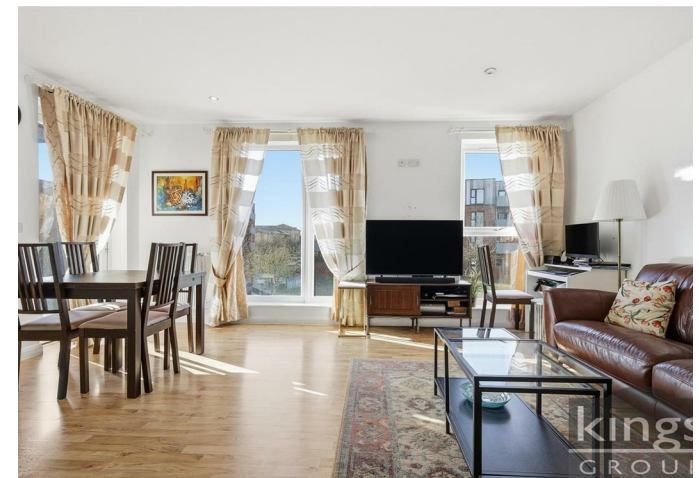
Set within one of Enfield's most sought after residential streets, this beautifully presented first floor apartment offers a perfect blend of style, space, and light. Tucked away in a quiet turning, the home boasts generously proportioned interiors, anchored by a sophisticated open plan kitchen and living area. The modern fitted kitchen features integrated appliances and ample worktop space, flowing seamlessly into the living area, which opens onto a private south facing balcony—ideal for entertaining or relaxing in the sun.

The property comprises two double bedrooms, with one benefiting from built in wardrobes, and offers abundant additional storage throughout. A three piece bathroom suite completes the interior, which is further enhanced by floor to ceiling double glazed windows that flood the home with natural light. Additional features include a secure entry phone system, allocated parking with visitor bays, a well maintained communal garden, and a secure bike shed.

Perfect for first time buyers, young families, or investors, the apartment is conveniently located within easy reach of Turkey Street Station and local bus routes, with excellent road connections via the A10, M25, and A406. Local amenities include David Lloyd Leisure Centre, while Enfield Town Centre and Retail Parks are a short drive away, offering a wide range of shopping, dining, and leisure options. Families will also value the property's location within the catchment areas of highly regarded schools, including Worcesters Primary School and Carterhatch Infant and Junior Schools.

A light filled, stylish, and turnkey home in a prime location, offering both comfort and convenience in equal measure.

£350,000



- A Stylish First Floor Apartment Offering Two Well Proportioned Double Bedrooms
- Designated Parking Plus Guest Parking Available
- A Spacious Open Plan Living Area Complemented By a Sleek Fitted Kitchen With Built In Appliances
- Excellent Storage Throughout, Including Built In Wardrobes in the Second Bedroom
- A Popular and Well Regarded Residential Location
- Sunny South Facing Private Balcony
- Impressive Floor to Ceiling Windows, Bathing the Interior in Natural Light
- A Modern Fitted Three Piece Bathroom Suite
- A Versatile Property, Perfect for First Time Buyers, Young Families, or Investors
- Well Kept Communal Lawn Garden with Secure Bike Storage

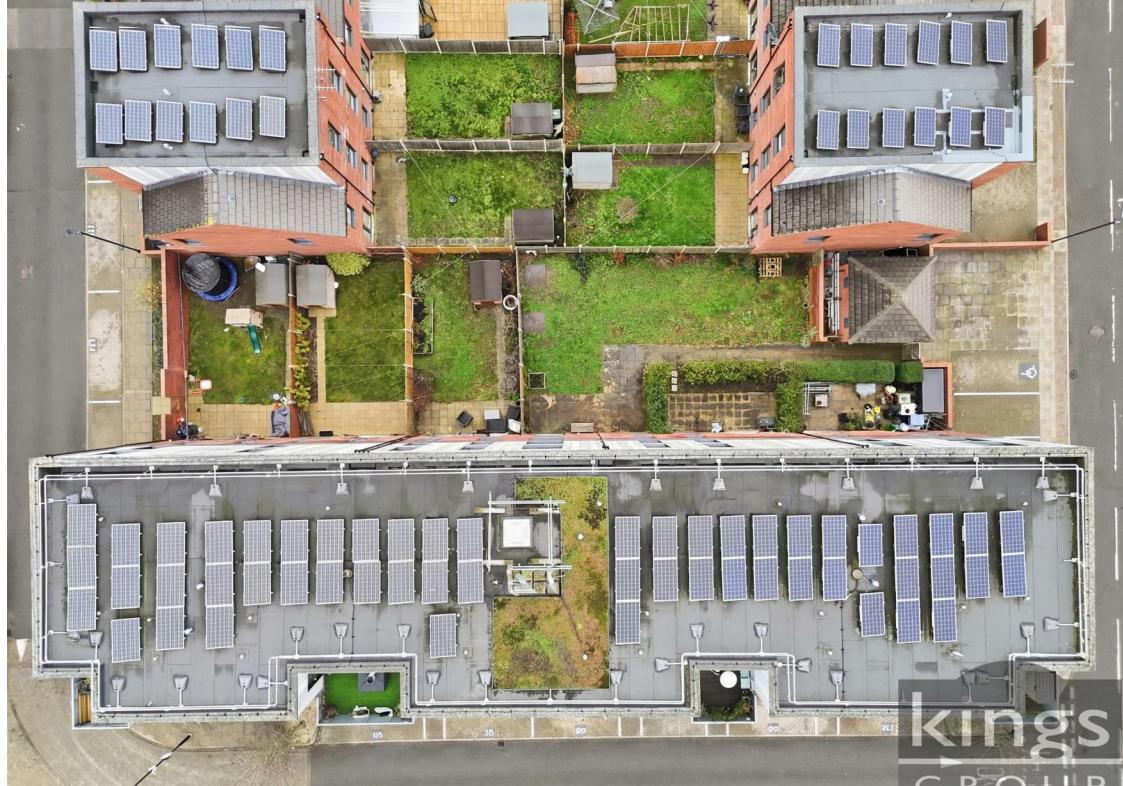




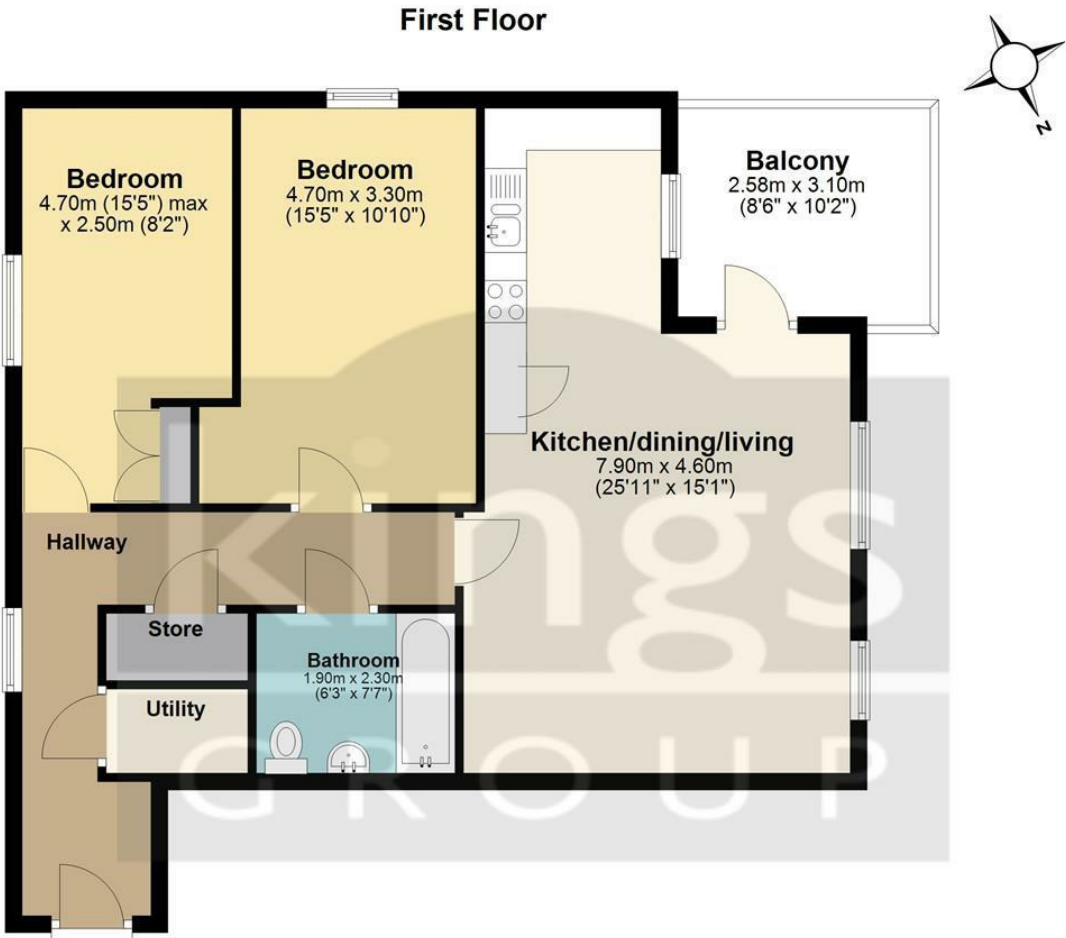
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) 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		



Total area: approx. 73.8 sq. metres (794.5 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

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