



Southbury Road, EN1 1PL  
Enfield







king  
GROU



# Southbury Road, EN1 1PL

Located in the highly sought-after Pemberton Court gated development, this well-presented two-bedroom top floor flat offers a fantastic opportunity for first-time buyers and investors alike. Set within well-maintained grounds, this property boasts allocated parking and is conveniently situated just 0.3 miles from Enfield Town Station, providing direct access into Liverpool Street Station—ideal for commuters. Step inside to discover a naturally bright and airy living room with a charming Juliet balcony, offering elevated views across Central London. The fitted kitchen provides a practical space for cooking, while the accommodation includes a master bedroom with en-suite shower room, a sizeable second bedroom, and a three-piece bathroom suite.

Perfectly positioned within walking distance of Enfield Town Centre, residents can enjoy a wide range of shops, cafés, and restaurants. Families will appreciate the flat's location within the catchment area of highly regarded schools, including George Spicer Primary School. Additionally, the property offers easy access to the A10 and Enfield Retail Parks, making both travel and shopping incredibly convenient. Offered chain free, this property is a must-see for those seeking comfort, convenience, and a great investment in a desirable location.

Council Tax Band: D  
Construction Type: Standard (Brick)  
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low  
Service Charge £1543PA  
Ground Rent £275

## Offers In The Region Of £335,000



- Chain Free
- Allocated Parking
- Three Piece Bathroom Suite and En-Suite Shower Room to the Master
- Gated Development
- Within Catchment Area of Sought After Schools Including George Spicer Primary School
- A Well Presented Two Bedroom Top Floor Flat
- A Naturally Bright and Airy Living Room With a Juliet Balcony With Views of Central London
- Gas Central Heating and Double Glazed Throughout
- Close Proximity to Enfield Town Centre and Enfield Town Station(0.3 Miles)
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas







king  
GROU



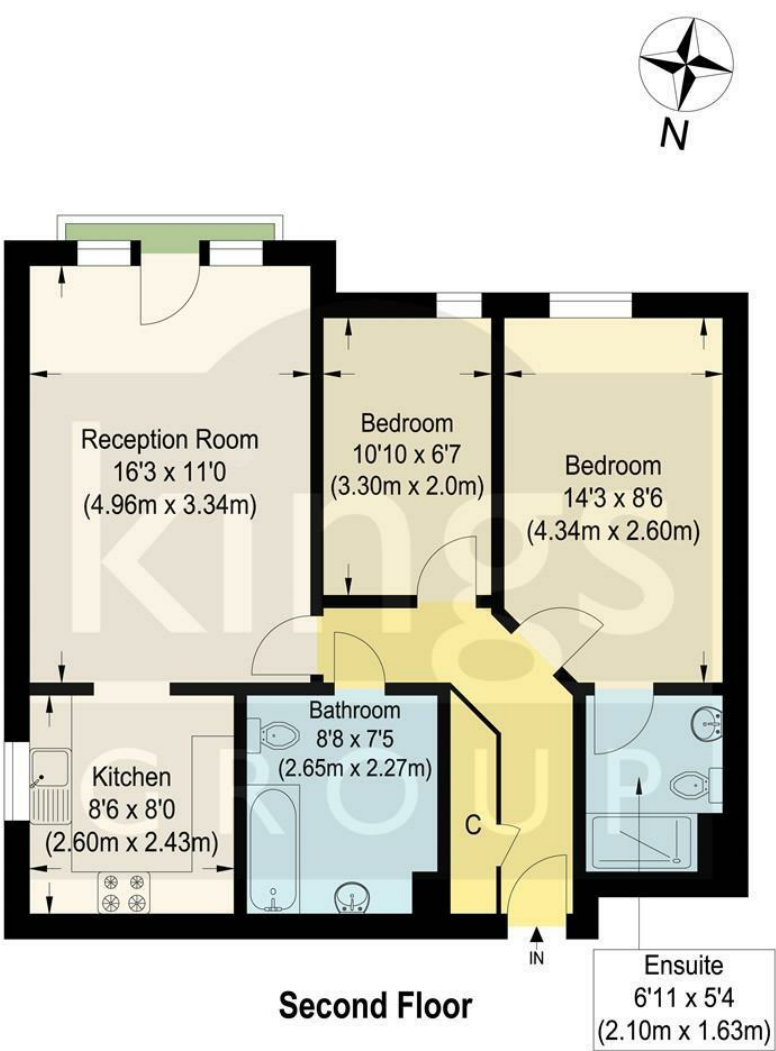








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <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		



**Pemberton Court, EN1**

Approximate Gross Internal Floor Area : 59.60 sq m / 641.52 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.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

[www.kings-group.net](http://www.kings-group.net)

