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186 Hertford Road  
Enfield Highway EN3 5AZ  
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Alma Road, Enfield, EN3 4FU  
Guide Price £375,000

- Long Lease of 240+
- A Luxury Purpose Built Flat
- Modern Open Plan Kitchen
- En-Suite to Bedroom One
- Great Access into the City

**\*\*GUIDE PRICE £375,000-£385,000\*\* KINGS GROUP OFFER** a Modern Living at Peregrine Point. Offered CHAIN FREE, Step into a world of elegance with this exquisite two-bedroom flat, nestled in the prestigious Peregrine Point development. Boasting a contemporary design and an abundance of space, this property is the epitome of modern comfort.

### Key Features

\*Open Plan Living - A luminous kitchen/reception area, perfect for entertaining guests or enjoying quiet evenings at home.

\*Private Balcony - With serene views.

\*Two Double Bedrooms- Each room offers ample space, with the main bedroom featuring a fitted wardrobe and expansive windows for natural light.

\*Luxury Amenities - Enjoy the convenience of a lift, video entry system, and a secure, welcoming community.

\*Close Proximity to all local shops & Amenities.

\*Ponders End Station - A stone throw walk away, whisking you to London Liverpool Street in 20 minutes and Tottenham Hale in 5 minutes.

\*Connectivity - Easy access to the Victoria line, Stansted Express, and the anticipated Crossrail 2.

\*Shops, Eateries, and More Discover local boutiques, cosy cafes, reputable schools, and tranquil parks all within close proximity.

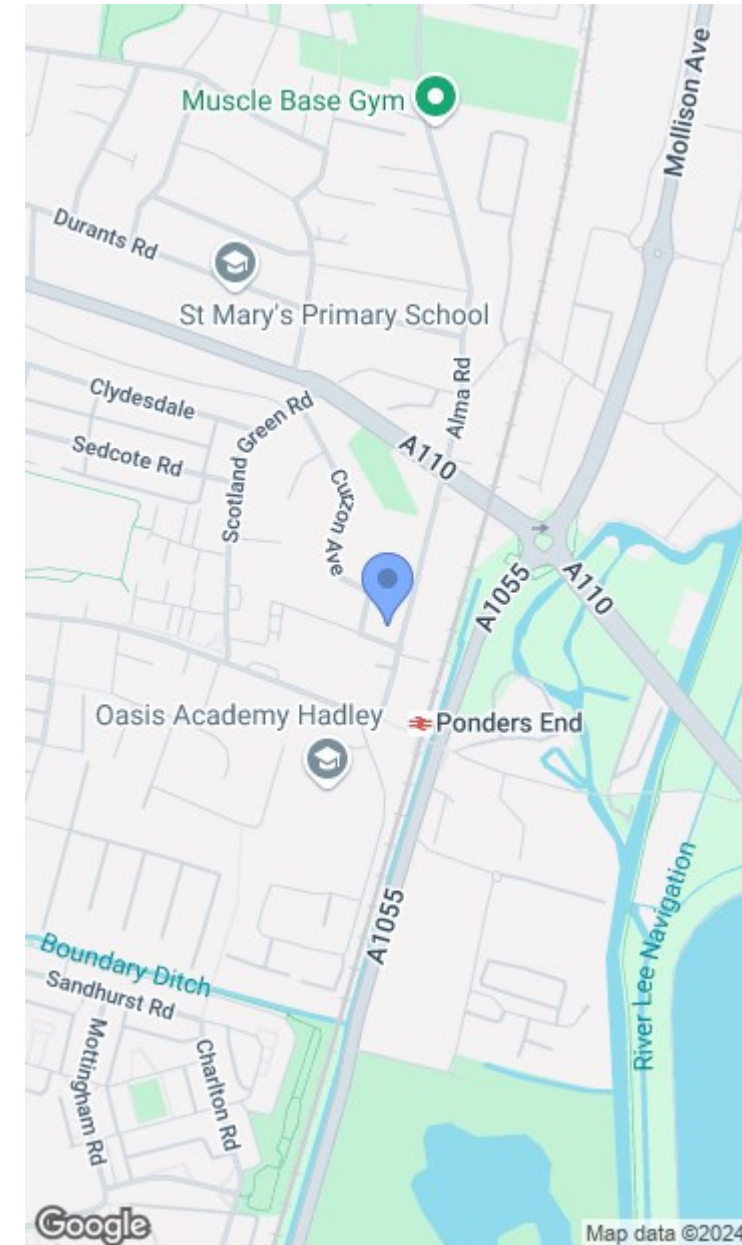
\*242-year lease.

\*Service charge at £1,920/year and ground rent at £300/year.

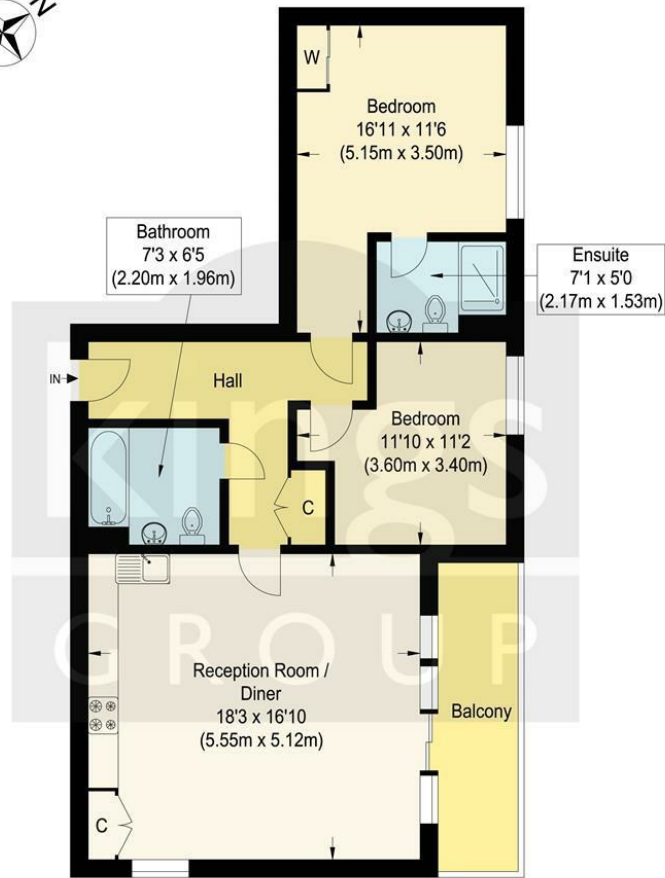
\*Council Tax Band C

\*EPC Rating B

- Communal Grounds and Gardens
- Situated on the Second Floor
- Two Spacious Bedrooms
- Great Access to all Local Shops & Amenities
- Offered Chain Free







### Second Floor

## Peregrine Point, EN3

Approximate Gross Internal Floor Area : 71.60 sq m / 770.69 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

