



Flat 12 Nottingham House 1 Robin Close, Enfield, EN2 8FX

£400,000



## Flat 12 Nottingham House 1 Robin Close, Enfield, EN2 8FX

Lanes Enfield Town are pleased to market Robin Close in Enfield, this spacious modern top-floor flat offers a delightful living experience. Nestled in this five year old development, this two-bedroom apartment boasts a long lease and is presented to the market chain-free, making it an ideal choice for both first-time buyers and investors alike.

Upon entering, you will be greeted by a generous 30' lounge and kitchen diner, perfect for entertaining guests or enjoying a quiet evening at home. The well-appointed main bedroom features an en-suite shower room, providing a private sanctuary for relaxation. The second bedroom is also a comfortable double, ensuring ample space for family or guests.

This second-floor flat benefits from lift access, making it easily accessible for all. The property is conveniently located within walking distance of Gordon Hill train station, offering excellent transport links to central London and beyond. Additionally, Enfield Town's multiple shopping centres and reputable schools are just a stone's throw away, enhancing the appeal of this location for families and professionals.



### **Entrance**

Radiator, wood effect vinyl, two storage cupboards, doors to lounge/kitchen, bedrooms and bathroom.

### **Lounge**

30'0" x 12'0" (into kitchen) (9.14m x 3.66m (into kitchen))  
Double glazed windows and door to balcony. Wood effect vinyl, radiator, storage cupboard.

### **Kitchen**

6'5" x 13'0" (1.96m x 3.96m)

Double glazed windows, wood effect vinyl, quartz worktops, fitted electric oven with gas hob, extractor hood, stainless steel sink, integrated washing machine and dishwasher, integrated fridge/freezer, base level and eye level units, radiator and spotlights.

### **Bedroom One**

15'0" x 9'3" (4.57m x 2.82m)

Double glazed windows, carpet, radiator, door to en-suite.

### **En-Suite To Bedroom One**

Double glazed frosted windows, tiled floors and walls, double shower cubicle, pedestal hand basin with mixer tap, low level closed couple w.c, radiator, spotlights.

### **Bedroom Two**

9'9" x 10'8" (2.97m x 3.25m)

Double glazed windows, carpet, radiator.

### **Bathroom**

Double glazed frosted windows, tiled floors and partly tiled walls, panelled bath with mixer tap and shower attachment, pedestal hand basin with mixer tap, low level concealed w.c, spotlights and heated towel rail.

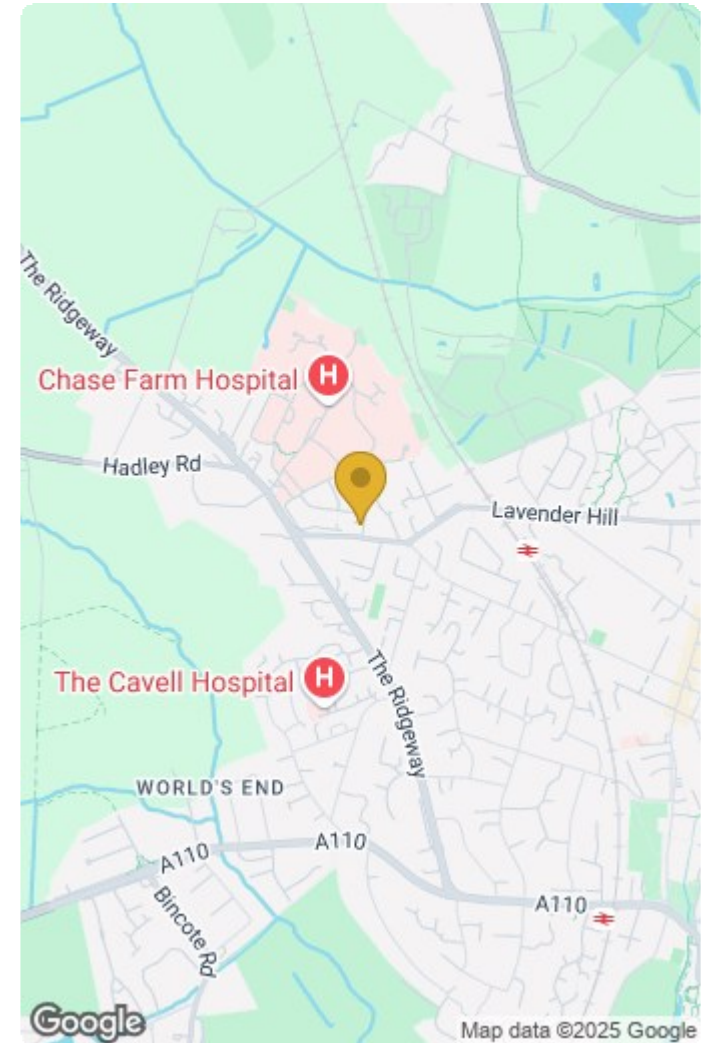
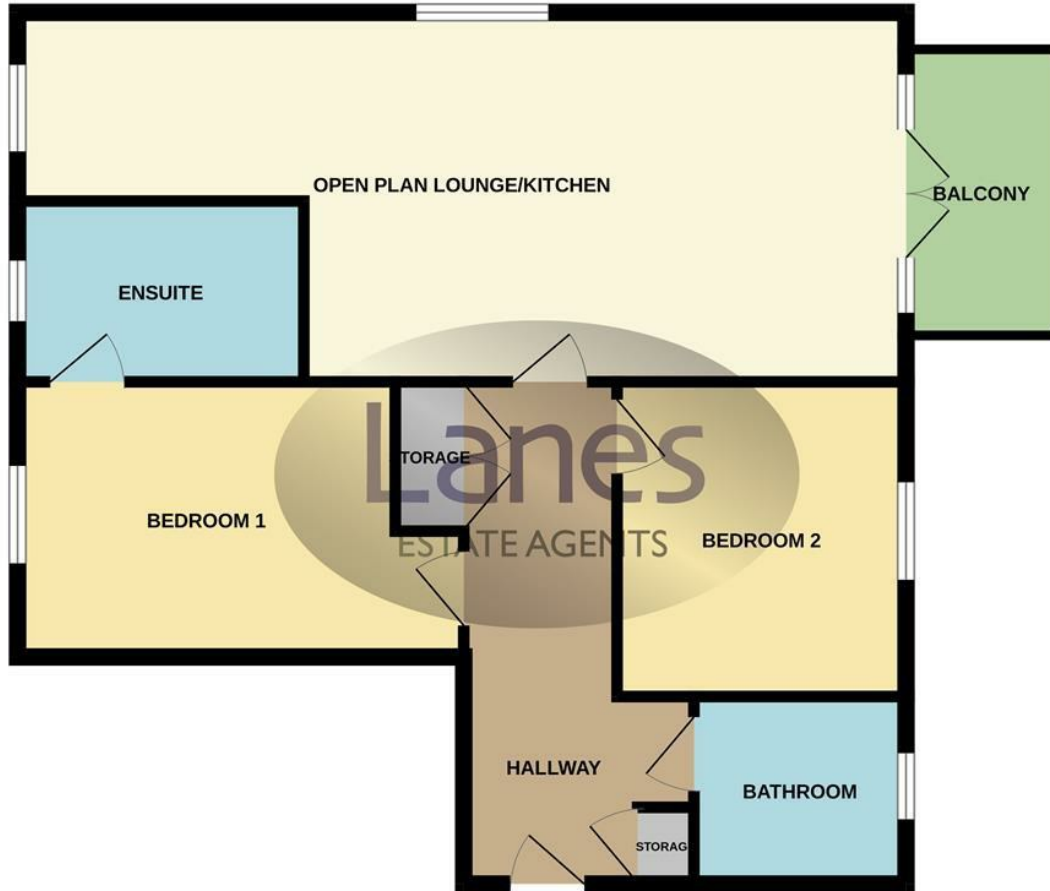
### **Lanes Estate Agents Enfield Reference Number**

ET5224/CS/CS/AX/280125





GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	