



Flat 13, Potash House 1 Canning Square, Enfield, EN1 4BP

£240,000



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Welcome to Potash House, a charming one-bedroom top floor apartment located at 1 Canning Square in Enfield. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space.

As you enter the apartment, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bedroom is spacious and designed to ensure a restful night's sleep, while the bathroom is fitted with contemporary fixtures, catering to your everyday needs.

One of the standout features of this apartment is its own private balcony, where you can enjoy fresh air and lovely views, making it an excellent spot for morning coffee or evening relaxation. The property is chain-free, allowing for a smooth and hassle-free purchase process.

Situated in close proximity to the A10 road network, commuting to central London and beyond is made easy, providing excellent transport links for both work and leisure. Additionally, the renowned David Lloyds Leisure Centre is just a stones throw away, offering a range of fitness and leisure facilities to enhance your lifestyle.

This apartment presents a wonderful opportunity to own a stylish and convenient home in a sought-after location. Whether you are a first-time buyer or investor, Potash House is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely apartment yours.



Hallway 4'53" x 16'86" (1.22m x 4.88m)

Double glazed windows to side aspect, laminate flooring, radiator, meter cupboard, airing cupboard, spotlights, doors to bedroom, bathroom and lounge. Intercom and utility cupboard.

Bathroom 6'8" x 7'35" (2.03m x 2.13m)

Tiled flooring and walls, panel enclosed bath with mixer tap and shower attachment, vanity hand basin with mixer tap, low level W.C, spotlights and heated towel rail.

Lounge 14'81" x 10'9" (4.27m x 3.28m)

Two double glazed windows to side aspect, laminate flooring, two radiators, spotlights and double glazed patio doors leading to balcony.

Kitchen 10'24" x 11'13" (3.05m x 3.35m)

Double glazed window to front aspect, laminate flooring, stainless steel splashback, single electric oven with electric hob and extractor hood, stainless steel sink, integrated fridge/freezer. eye and base level units.

Bedroom 11'2" x 11'74" (3.40m x 3.35m)

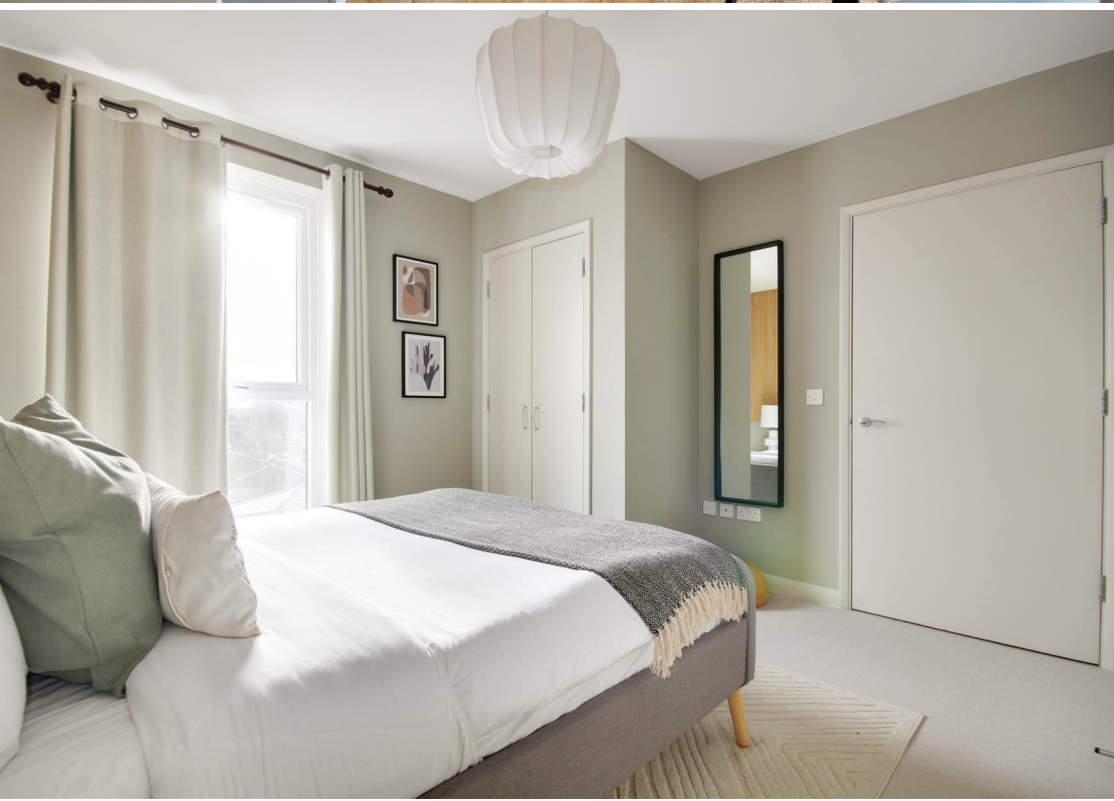
Double glazed windows to rear aspect, fitted wardrobes and radiator.

Balcony 10' x 7' (3.05m x 2.13m)

Decked balcony.

Lanes Estate Agents Enfield Town Reference Number

ET5223/AX/CS/CS/270125





TOP FLOOR
570 sq.ft. (53.0 sq.m.) approx.

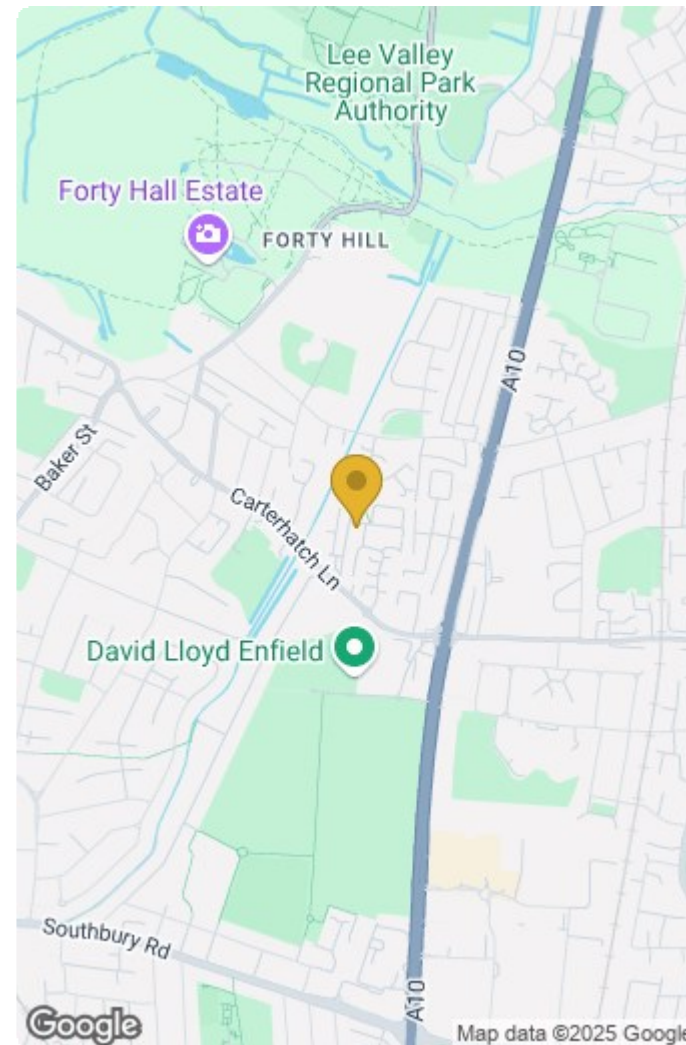


TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

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.
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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) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	