



8 Claremont Heights 2c Crescent Road, Enfield, EN2 7RY

£550,000



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Lanes Enfield Town are pleased to present to market this sophisticated 2 bedroom first floor apartment, located on the sought-after Crescent Road EN2, a quiet residential turning off of Windmill Hill, Enfield Chase.

This spacious and beautifully presented apartment features two generous double bedrooms, both with fitted wardrobes. The main bedroom benefits from an en-suite shower room, while a stylish family bathroom serves the second bedroom and guests. Both bathrooms have been thoughtfully modernised.

The heart of the home is the impressive 22ft lounge, offering a bright and airy space, perfect for relaxing or entertaining. The double doors fill the room with natural light, enhancing the sense of space and airiness. The stylishly updated kitchen boasts excellent storage solutions and is equipped with integrated appliances for a sleek, functional finish.

Enjoy the peaceful surroundings with a private south-facing balcony overlooking the perfectly maintained garden, views of the city and the golf course. The apartment also comes with lift access and an allocated secure parking space within a gated area. Offered with Share of Freehold, the property benefits from excellent building management and maintenance, providing peace of mind for the future.

This property is located in a highly desirable area off Windmill Hill, within easy walking distance of Enfield Chase Station, which offers excellent transport links into Central London. You'll also find a variety of local shops, including Waitrose, boutique coffee shops, and a selection of restaurants, all just a short stroll away.



**Entrance**

Doors leading to all rooms. Storage cupboard.

**Lounge**

22'8" x 14'4" (6.91m x 4.37m)

uPVC double doors leading to balcony (rear aspect), radiator, carpet, fitted cabinets.

**Kitchen**

13'5" x 8'5" (4.09m x 2.57m)

Double glazed window to rear aspect, tiled floors, tiled splashback, integrated Neff oven, gas hob, extractor hood, stainless steel sink with mixer tap, space for washing machine and dishwasher, integrated fridge freezer, base level and eye level units.

**Bedroom One**

17'7" x 11'7" (5.36m x 3.53m)

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

**En-Suite To Bedroom One**

Tiled floors, tiled walls, heated towel rail, vanity wash basin, low level concealed w.c, single shower.

**Bedroom Two**

8'9" x 14'4" (2.67m x 4.37m)

Double glazed windows to front aspect, fitted wardrobes, radiator.

**Bathroom**

6'3" x 9'4" (1.91m x 2.84m)

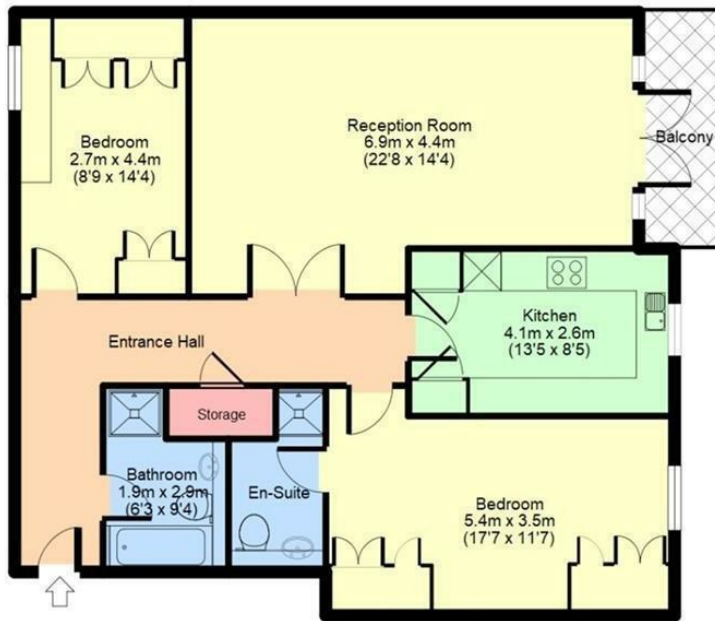
Tiled floors, tiled walls, vanity wash basin, low level concealed w.c, single shower, bath with mixer tap.



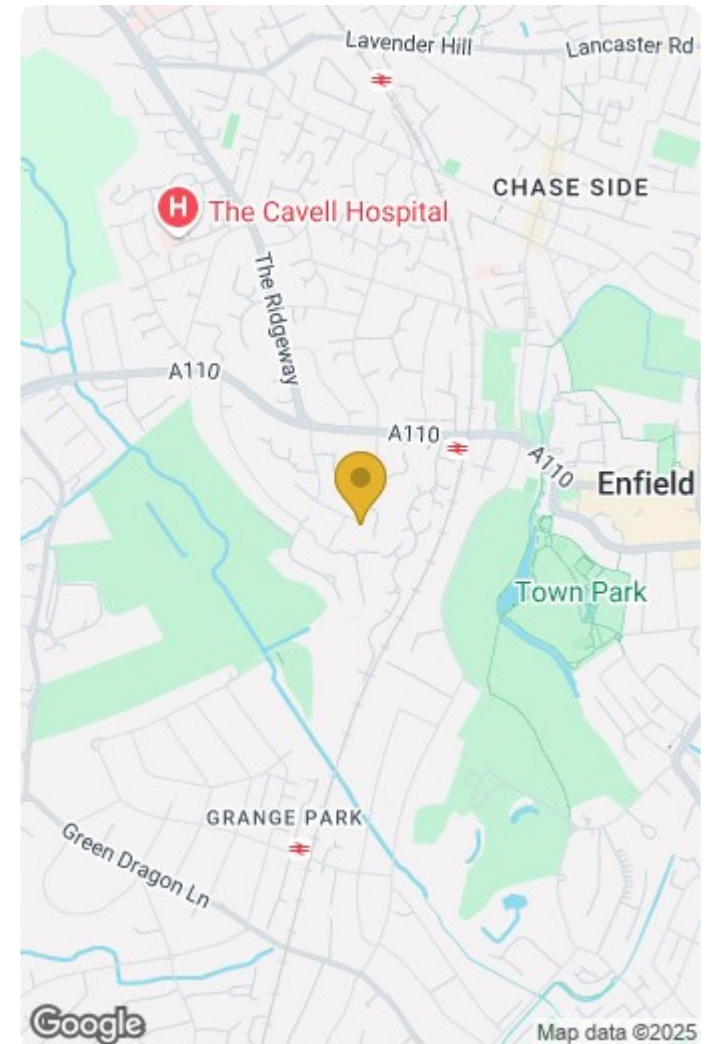


# Claremont Heights, Crescent Road, Enfield, EN2

APPROX GROSS INTERNAL FLOOR AREA: 959 sq. ft / 89 sq. m



For identification purposes only  
Measurements are approx and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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.

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