



Flat 16 Collingridge House 5 Old Park Road, Enfield, EN2 7BE  
Offers Over £800,000



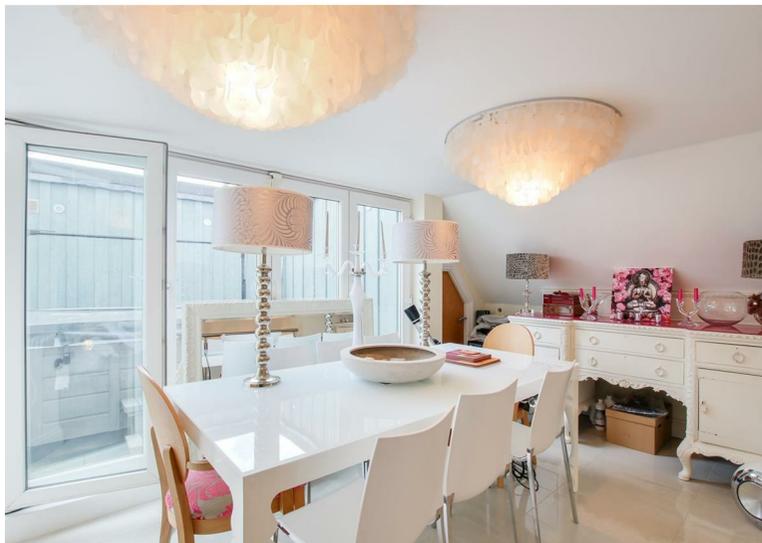
## Flat 16 Collingridge House 5 Old Park Road, Enfield, EN2 7BE

Nestled in the desirable location of Collingridge House on Old Park Road, Enfield, this exquisite luxury penthouse apartment offers a perfect blend of modern living and elegant design. Built by Magnacrest LTD in 2006, this two-bedroom, two-bathroom residence has been thoughtfully upgraded by the owner since its purchase off plan, ensuring a unique and refined living experience.

Upon entering, you are greeted by a spacious layout that features an inviting reception room, ideal for both relaxation and entertaining. The mezzanine landing, currently utilised as a dining area, adds a touch of sophistication and versatility to the space. The apartment boasts two well-appointed bedrooms, each designed to provide comfort and tranquillity, with the main bedroom is complemented by a stylish en-suite shower room.

One of the standout features of this penthouse is the impressive outdoor space. With two balconies and a large south-facing sun terrace, residents can enjoy breathtaking views over London while basking in the sun. The additional sun terrace, complete with a hot tub, offers a perfect retreat for unwinding after a long day.

For added convenience, the property includes gated underground parking with two allocated spaces. Lift access from the car park to all floors. This apartment is not just a home; it is a lifestyle choice, offering luxury, comfort, and stunning views in a sought-after location. Whether you are looking to buy or rent, this property is a rare find that promises to impress.



**Hallway**  
Porcelain tiled flooring, Velux window, spotlights, video entry phone system, doors leading to lounge, kitchen, bedroom one, bedroom two and bathroom.

**Lounge** 23'6 x 18'1 (7.16m x 5.51m)  
Dual aspect double glazed windows, porcelain tiled flooring, storage cupboard housing multi media devices, stairs leading to Mezzanine landing, patio doors leading to balcony, addition double glazed patio doors leading to south facing sun terrace.

**Balcony** 10'7" x 4'10 (3.23m x 1.47m)  
Patio paved.

**Large Sun Terrace** 20'0" x 12'0" (6.10m x 3.66m)  
Patio paved, South Facing with views over London.

**Mezzanine Landing - Dining Area** 15'1 x 9'5 (4.60m x 2.87m)  
Double glazed Bi-folding doors leading to additional sun terrace, porcelain tiled flooring and airing cupboard.

**Sun Terrace** 11'4" x 10'1" (3.45m x 3.07m)  
Patio paved with hot tub.

**Kitchen** 17'11 x 9'8 (5.46m x 2.95m)  
Double glazed window to front aspect, eye and base level units with granite worktop surfaces, stainless steel one and a half bowl sink with mixer tap, space for American style double fridge/freezer, integrated dishwasher and washing machine, Fitted 'Neff' appliances to include five point gas hob, extractor hood, double oven, microwave/oven, coffee machine and three warming draws, spotlights and tiled flooring.

**Bedroom One** 21'4 x 13'2 (6.50m x 4.01m)  
Double glazed window to front aspect, double glazed patio doors leading to balcony, 'Herringbone' flooring, fitted wardrobes, spotlights and door leading to en-suite.

**En-Suite**  
Concealed low flush W.C, floating sink with mixer tap, shower cubicle with wall mounted shower, spotlights, tiled floor and walls.

**Balcony** 12'5" x 6'5" (3.78m x 1.96m)  
Patio paved.

**Bedroom Two** 13'3 x 9'8 (4.04m x 2.95m)  
Double glazed window to front aspect, 'Herringbone' flooring and spotlights.

**Bathroom**  
Tile enclosed bath with bespoke mixer tap and shower attachment, floating sink with mixer tap, concealed low flush W.C, spotlights, radiator, tiled floor and walls.

**Parking**  
Gated underground parking with two allocated parking spaces.

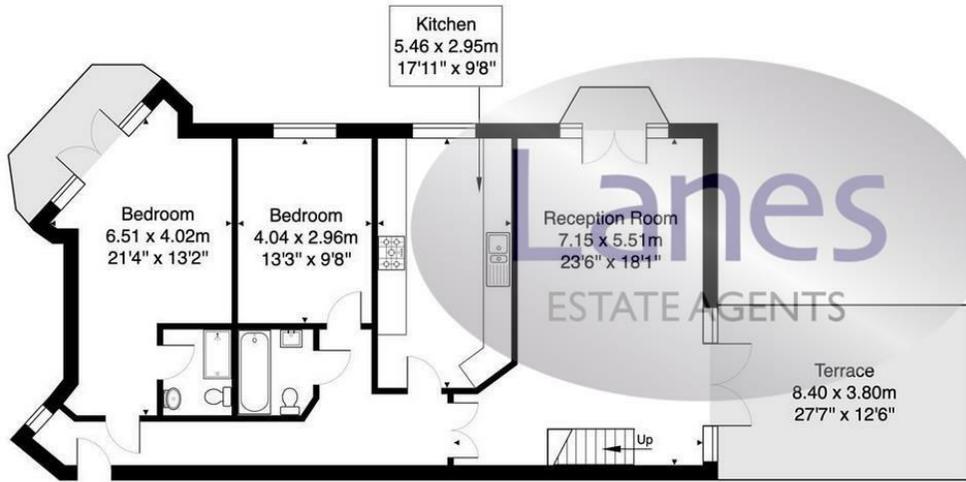
**Lanes Estate Agent Enfield Property Reference**  
ET5265/AX/AX/AX/250625



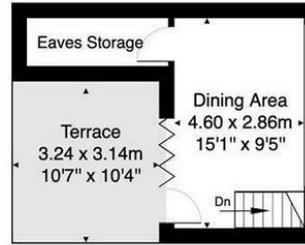


## Collingridge House- EN2

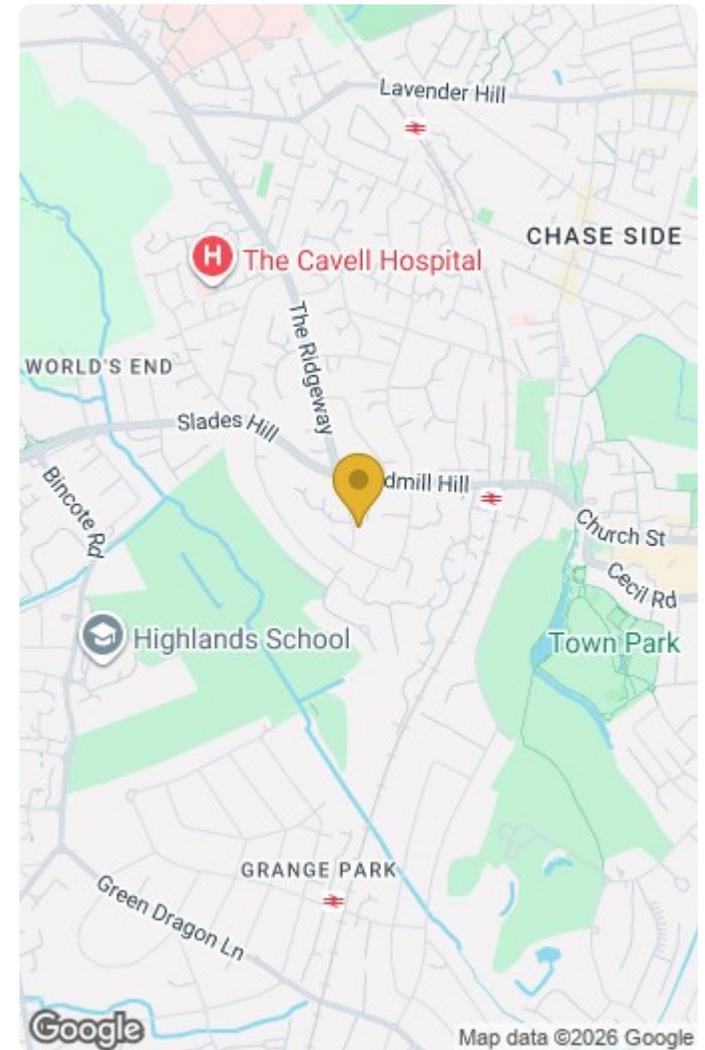
Approximate Gross Internal Area 114.0 m<sup>2</sup> ... 1228 ft<sup>2</sup> (excluding terrace, eaves storage)



SECOND FLOOR



MEZZANINE



### 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		
(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		70	72
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			

