56 Cobham Close, Enfield, EN1 3SU
£255,000

Lanes
ESTATE AGENTS

56 Cobham Close, Enfield, EN1 3SU

Lanes Enfield are pleased to present this charming one-bedroom first-floor apartment. This apartment is an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining. The bedroom is comfortably sized, ensuring a peaceful retreat at the end of the day, while the bathroom is conveniently located to serve both residents and guests.
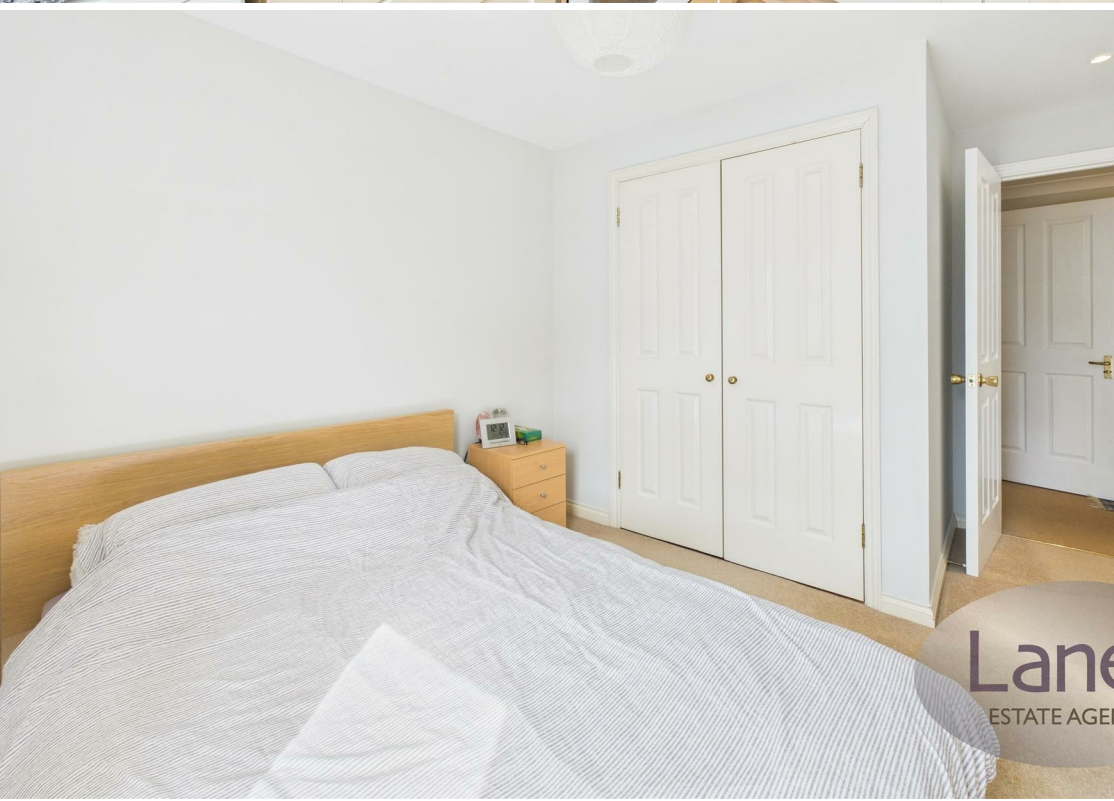
One of the standout features of this apartment is the allocated parking space, a valuable asset in this bustling area. The property is ideally situated within close proximity to the A10 road network, making commuting and travel to surrounding areas both easy and efficient. Additionally, Southbury Train Station is just a short walk away, offering excellent transport links to central London and beyond.

This apartment not only offers a comfortable living space but also the potential for a sound investment in a thriving community. With its prime location and practical amenities, this property is sure to attract interest. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment in Cobham Close is not to be missed.
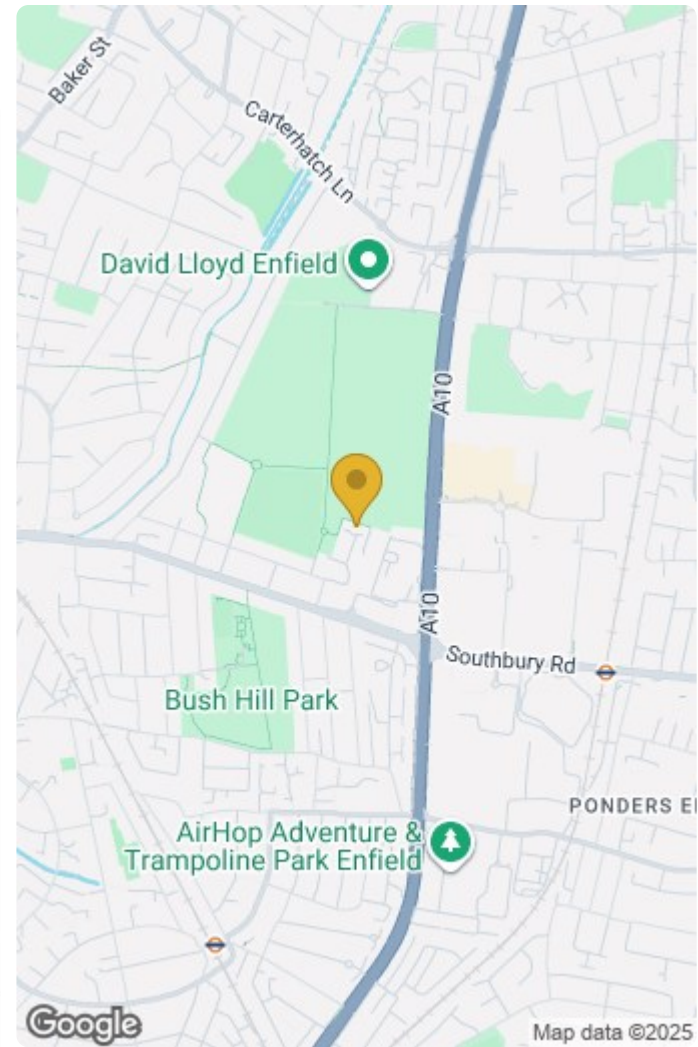
Hallway	9'9" x 4'6" (2.97m x 1.37m)
Lounge	18'9" x 12'2" (5.72m x 3.71m)
Kitchen	10'9" x 6'0" (3.28m x 1.83m)
Bedroom	10'1" x 9'4" (3.07m x 2.84m)
Bathroom	6'7" x 5'5" (2.01m x 1.65m)

Lanes Estate Agents Enfield Reference Number
ET5286/AX/AX/AX/150925

Living Room

Kitchen

Bedroom

Bathroom

Hallway

Approximate total area[1]

46.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map data ©2025

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 — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC