



Flat 5 Pemberton Court 101 Southbury Road, Enfield, EN1 1PL
Offers In Excess Of £325,000



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Lanes Enfield are delighted to present this spacious two-bedroom ground floor apartment, situated within a private and secure gated development. The property enjoys an excellent location, just a short walk from Enfield Town Overground Station, providing quick and convenient access to London Liverpool Street and easy connections to the Victoria Line at Seven Sisters.

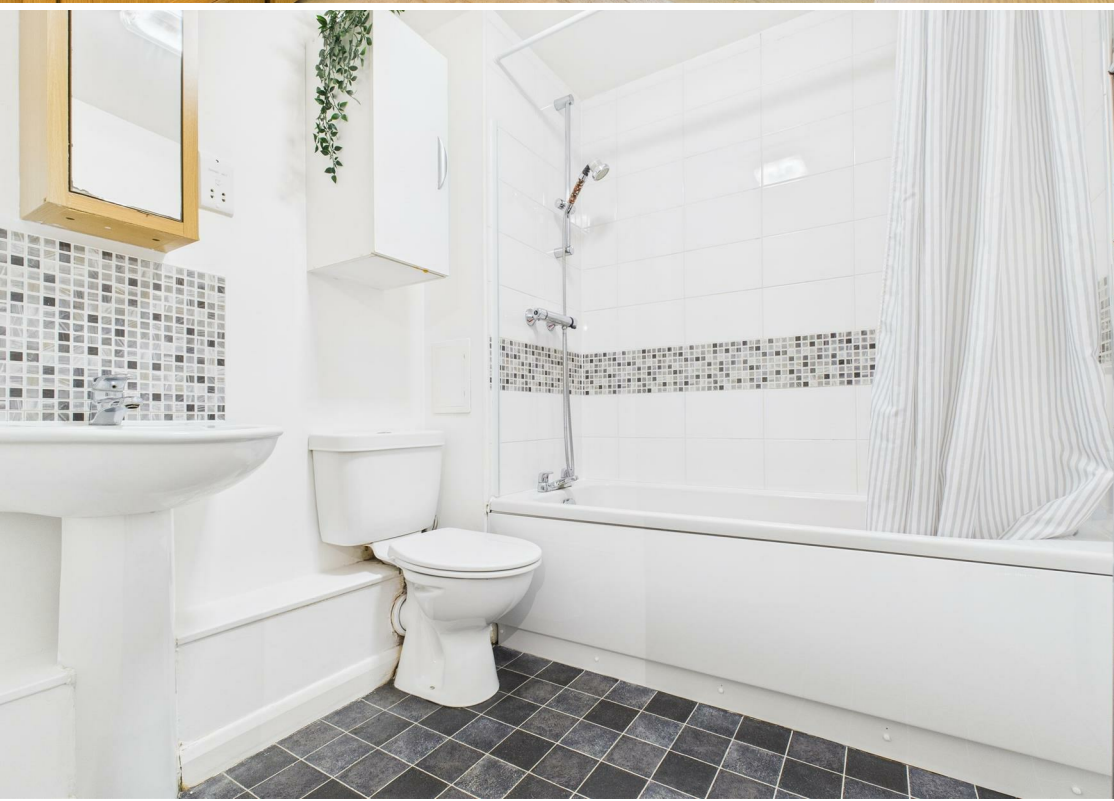
Residents benefit from being close to a variety of local shops, cafés, and restaurants, as well as Enfield's popular retail parks, offering a wide selection of shopping and leisure options. The apartment also offers great transport links by road, with both the A10 and M25 nearby for easy travel to surrounding areas and beyond.

The well-presented accommodation includes a bright and spacious lounge, a modern fitted kitchen, two comfortable bedrooms, and a stylish bathroom. Additional features include beautifully maintained communal gardens, allocated gated parking, and a secure bike storage area.

This attractive apartment is ideal for first-time buyers, downsizers, or investors alike. Viewings are highly recommended—contact us today to arrange your appointment.



Hallway	
Lounge	17'2" x 10'10" (5.23m x 3.30m)
Kitchen	11'8" x 5'11" (3.56m x 1.80m)
Bedroom 1	14'8" x 8'7" (4.47m x 2.62m)
Bedroom 2	11'2" x 6'7" (3.40m x 2.01m)
Bathroom	8'9"" x 6'6" (2.67m" x 1.98m)
Patio	







Approximate total area⁽¹⁾
52.3 m²

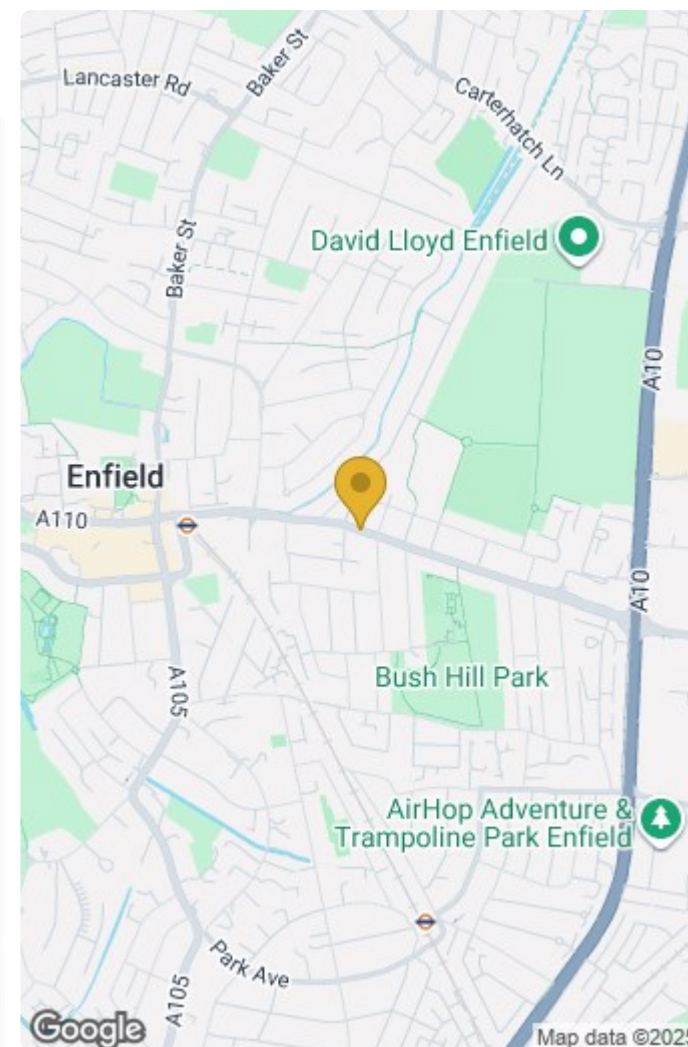
(1) Excluding balconies and terraces

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

GIRAFFE360

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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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