



Flat 5 Pemberton Court 101 Southbury Road, Enfield, EN1 1PL

£318,000



## Flat 5 Pemberton Court 101 Southbury Road, Enfield, EN1 1PL

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.

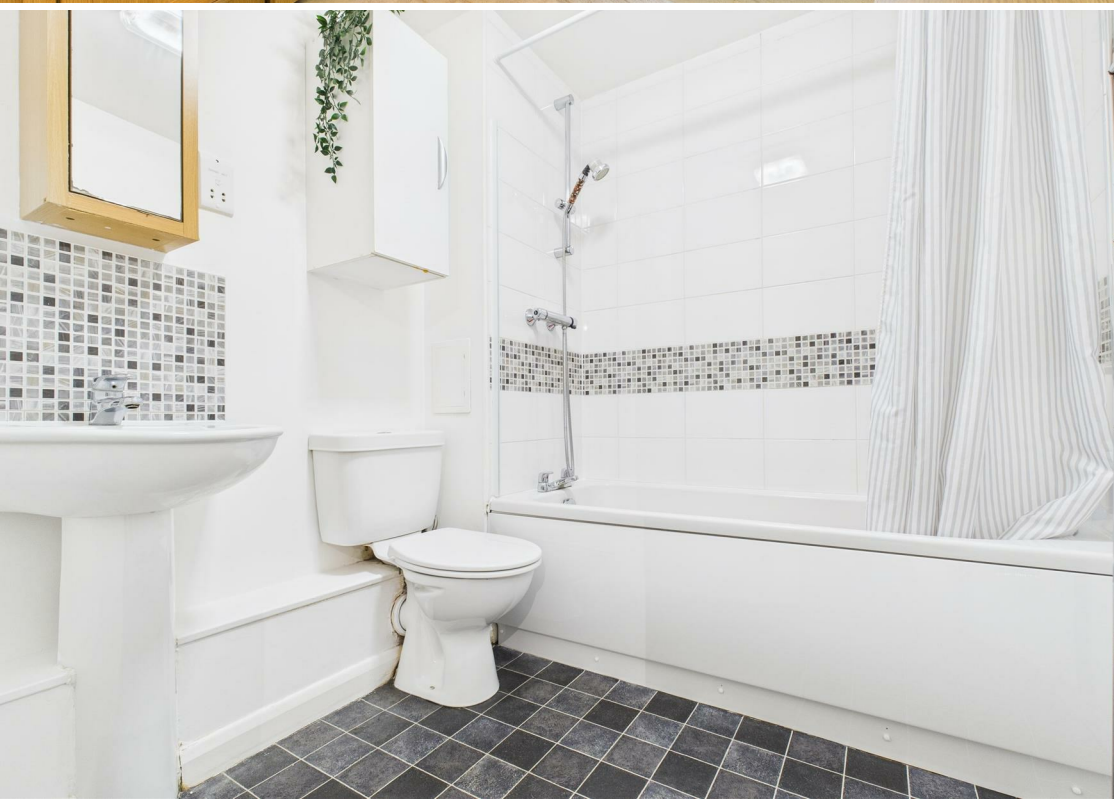
Residents benefit from being close to a variety of local shops, cafés, and restaurants, as well as Enfield's popular retail parks, offering a wide selection of shopping and leisure options. The apartment also offers great transport links by road, with both the A10 and M25 nearby for easy travel to surrounding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



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





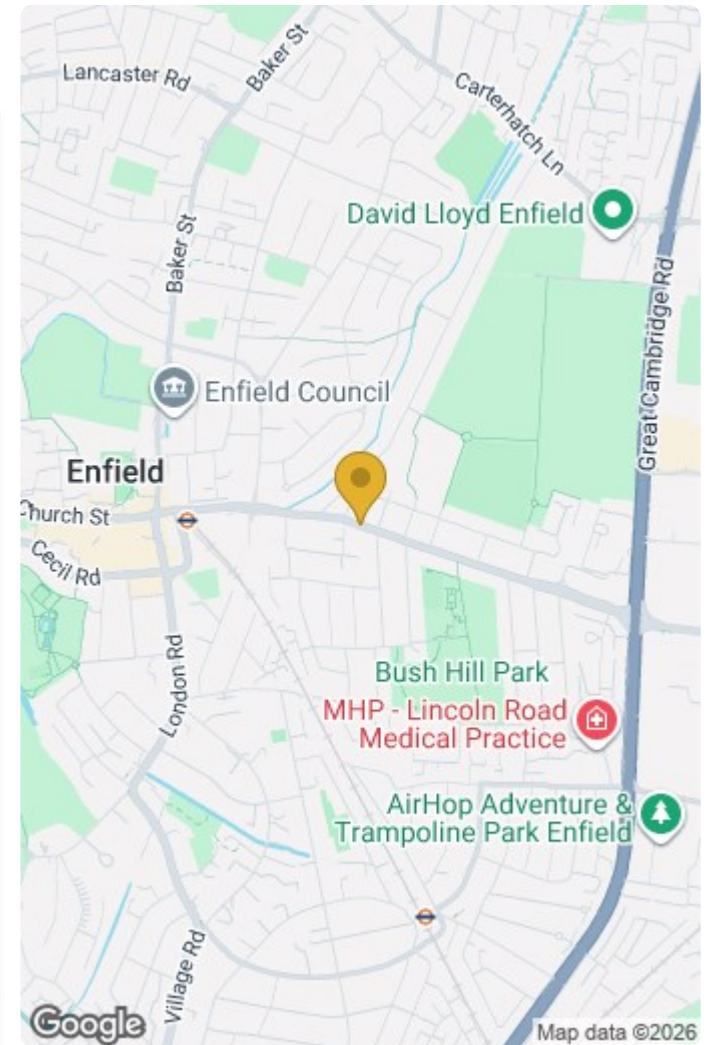


Approximate total area<sup>(1)</sup>  
52.3 m<sup>2</sup>

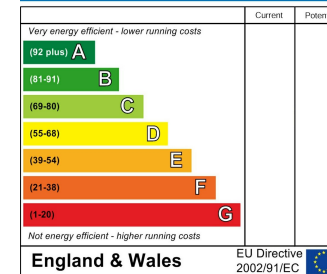
(1) Excluding balconies and terraces

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

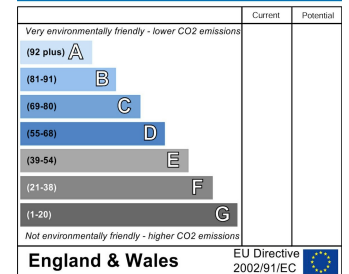
GIRAFFE360



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**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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