



3 Potash House 1 Canning Square, Enfield, EN1 4BP

£360,000

Lanes  
ESTATE AGENTS

# 3 Potash House 1 Canning Square, Enfield, EN1 4BP

Welcome to this charming two-bedroom split-level maisonette located at Potash House, Canning Square, Enfield. This delightful apartment offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen is designed for practicality and ease of use.

The property boasts two generously sized bedrooms, providing ample space for rest and relaxation. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this maisonette is the private rear garden, offering a tranquil outdoor space for gardening, barbecues, or simply enjoying the fresh air. Additionally, the balcony provides a lovely spot to unwind with a book or enjoy a morning coffee while taking in the views.

For those who require off-street parking, this property has you covered, ensuring that your vehicle is secure and easily accessible. The location is particularly advantageous, as it is situated within close proximity to the A10 road network, providing excellent transport links for commuting and travel.

In summary, this two-bedroom maisonette is a wonderful opportunity to acquire a comfortable home in a convenient location. With its private garden, balcony, and off-street parking, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.



**Hallway**

**W.C** 5'7" x 5'0" (1.70m x 1.52m)

**Lounge** 16'8" x 12'8" (5.08m x 3.86m)

**Kitchen** 13'8" x7'2" (4.17m x2.18m)

**First Floor Landing**

**Bedroom One** 13'0" x 11'0" (3.96m x 3.35m)

**Balcony** 9'11" x 6'7" (3.02m x 2.01m)

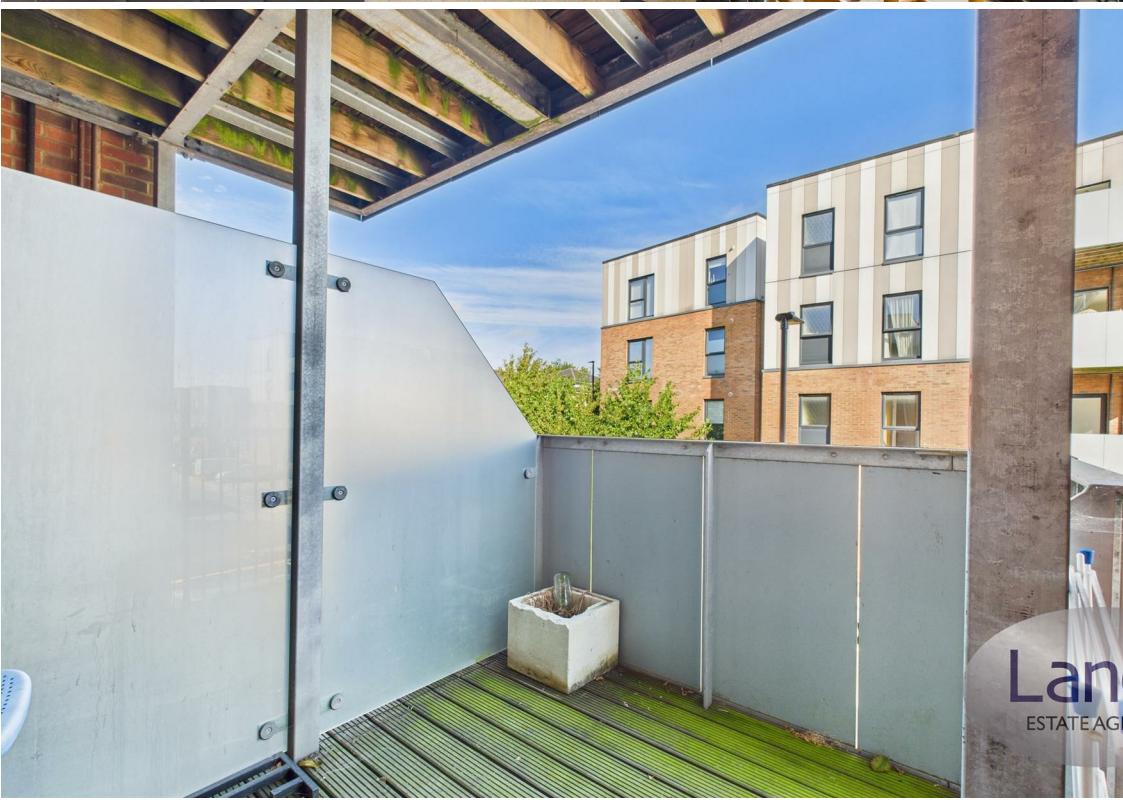
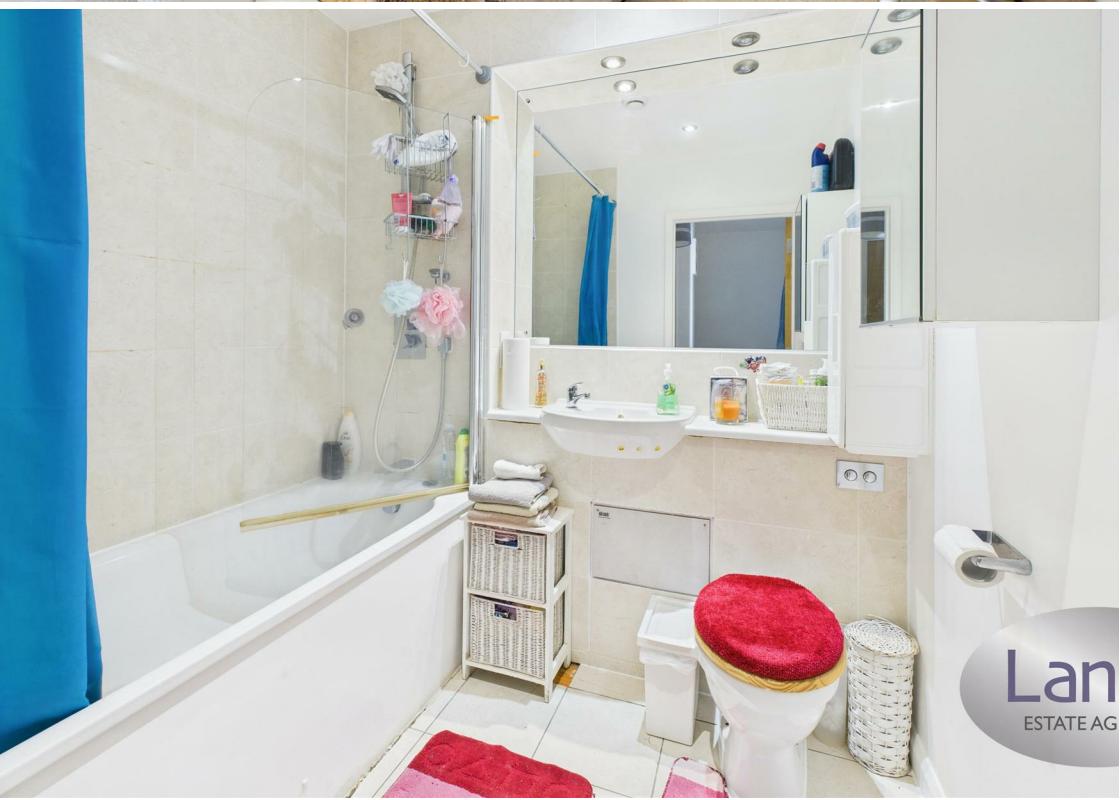
**Bedroom Two** 16'0" x 10'9" (4.88m x 3.28m)

**Bathroom** 6'10" x 6'2" (2.08m x 1.88m)

**Exterior - Front****Exterior - Rear**

**Lanes Estate Agents Enfield Reference Number**

ET5291/AX/AX/AX/220925





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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

83.1 m<sup>2</sup>

Balconies and terraces

6.4 m<sup>2</sup>

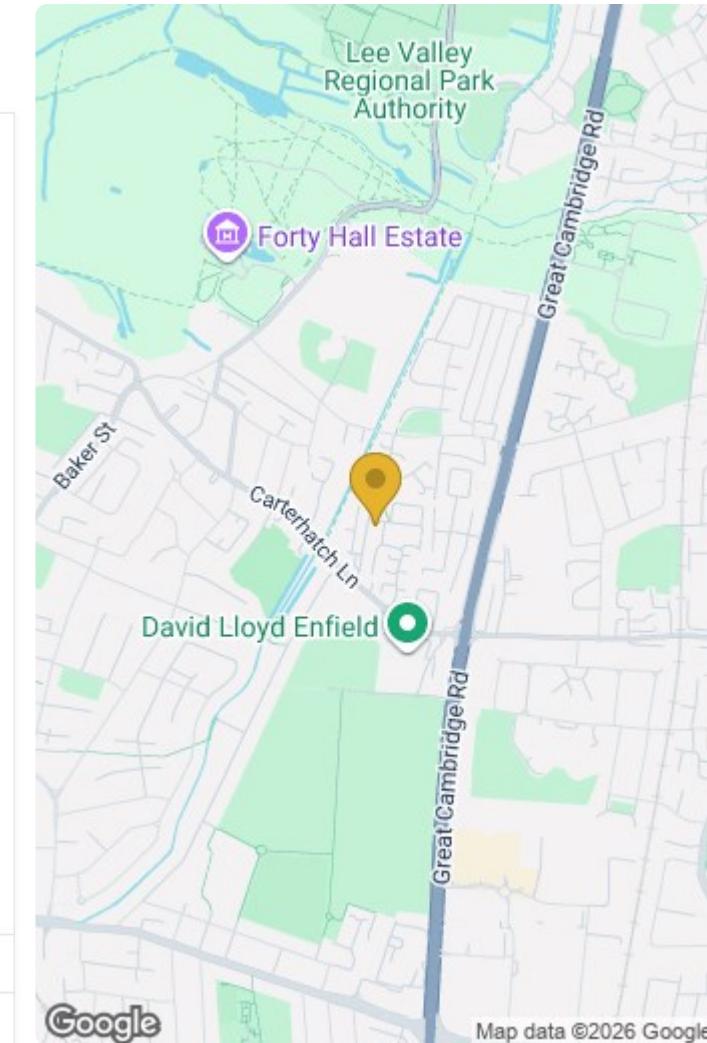
(1) Excluding balconies and terraces

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

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#### 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                     |   |                         |           |
| 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 |           |