



Flat 6 Pemberton Court 101 Southbury Road, Enfield, EN1 1PL  
£360,000

Lanes  
ESTATE AGENTS

# Flat 6 Pemberton Court 101 Southbury Road, Enfield, EN1 1PL

Welcome to this stunning ground floor flat located at Pemberton Court. This beautifully refurbished two-bedroom apartment offers a modern living experience, perfect for those seeking comfort and style.

As you enter, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The flat features two well-proportioned bedrooms, including a walk-in wardrobe. The contemporary bathroom is designed with modern fixtures, ensuring both functionality and style.

Situated on the ground floor of a secure gated development, this property boasts allocated parking for one vehicle, providing convenience and peace of mind. The flat is chain-free, making it an excellent opportunity for first-time buyers or those looking to downsize.

Location is key, and this property does not disappoint. It is in close proximity to Enfield Town Shopping Centre, where you will find a variety of shops, cafes, and restaurants to enjoy. Additionally, excellent transport links are nearby, making commuting to central London and beyond a breeze.

This penthouse flat is a perfect blend of modern living and convenience, making it an ideal choice for anyone looking to settle in a vibrant area. Don't miss the chance to make this exquisite property your new home.



**Hallway**

**Lounge** 16'3" x 10'9" (4.95m x 3.28m)

**Kitchen** 8'4" x 7'9" (2.54m x 2.36m)

**Bedroom One** 14'2" x 8'4" (4.32m x 2.54m)

**Walk In Wardrobe** 7'0" x 4'8" (2.13m x 1.42m)

**Bedroom Two** 8'4" x 7'4" (2.54m x 2.24m)

**Bathroom** 8'4" x 7'4" (2.54m x 2.24m)

**Own Patio Area**

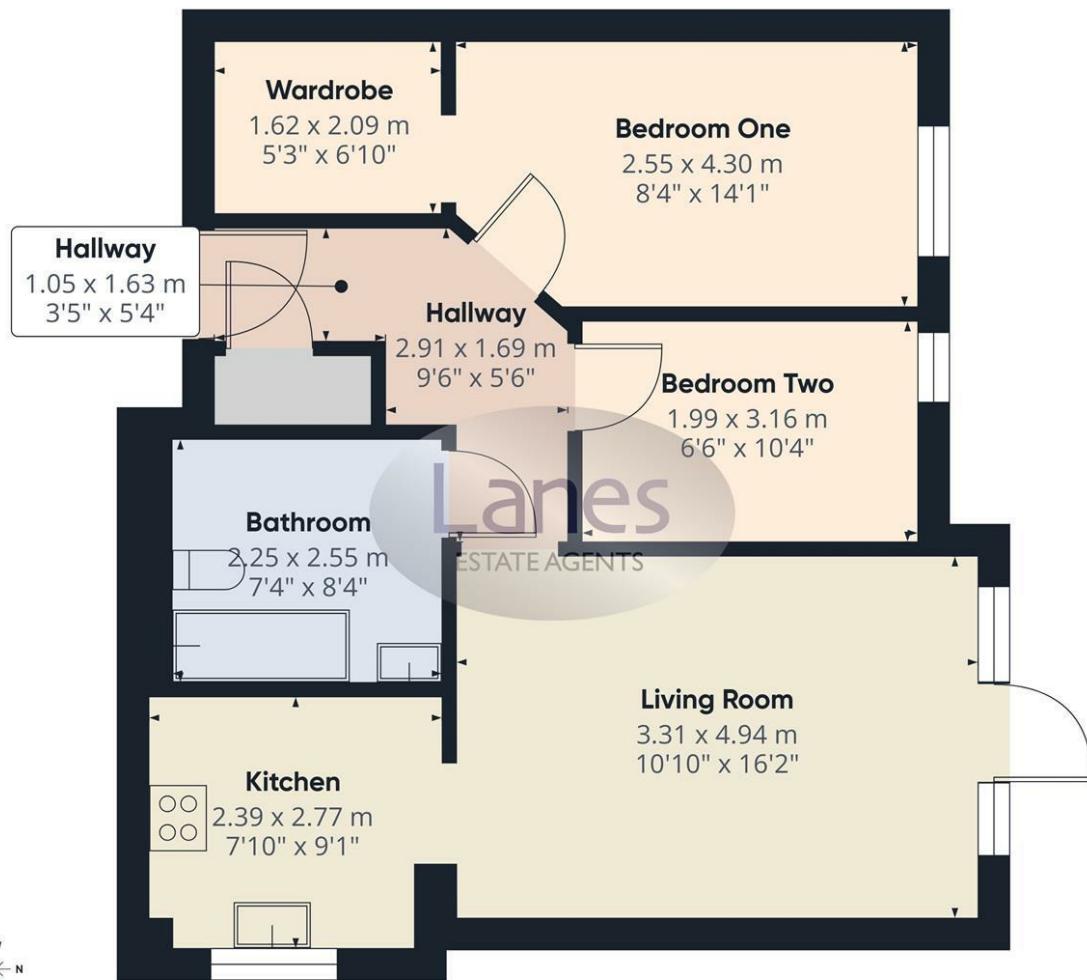
**Lanes Estate Agents Enfield Reference Number**

ET5313/AX/AX/AX/050226





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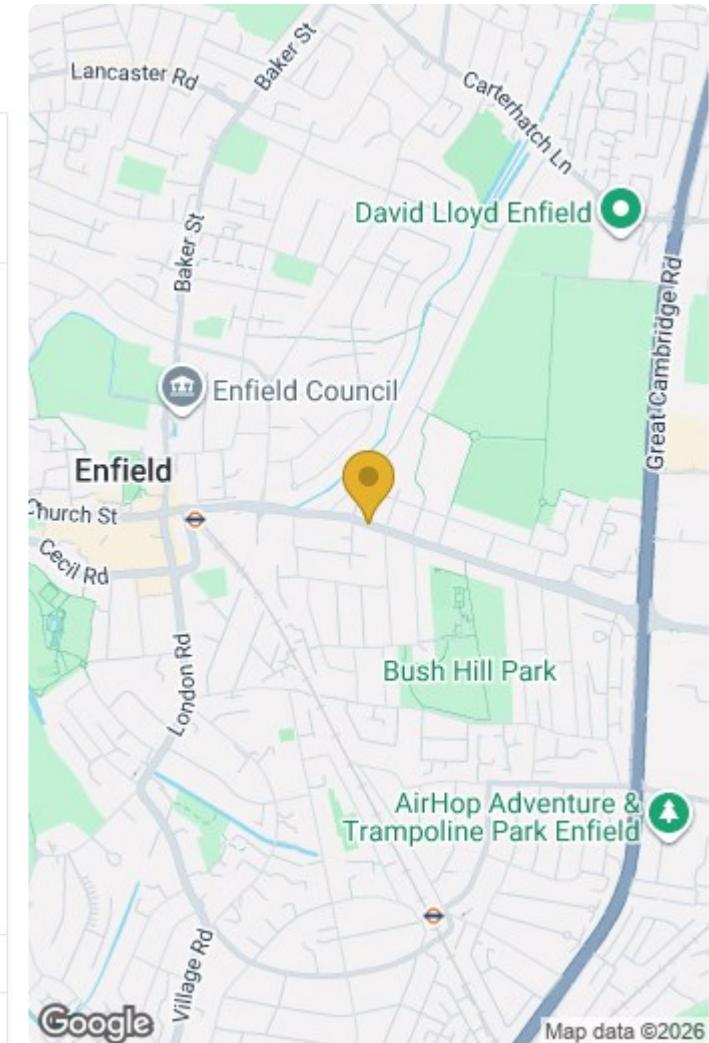


Approximate total area<sup>(1)</sup>  
56.3 m<sup>2</sup>  
606 ft<sup>2</sup>

(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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 (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		

#### 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.

