

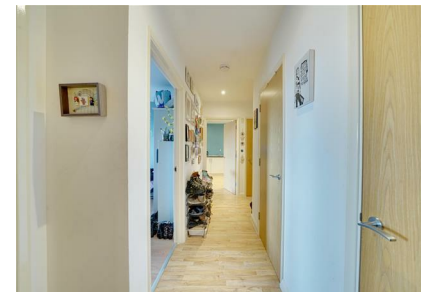
15, Mill House 4 Canning Square, Enfield, EN1 4BT

Asking price £325,000



PINDROP PROPERTY

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15, Mill House 4 Canning Square, Enfield, EN1 4BT

Asking price £325,000

Council Tax Band: C

Occupying a top floor position within the popular Canning Square development, this spacious two double bedroom apartment offers stylish modern living with the added benefits of a private balcony, allocated parking and excellent transport connections.

Beautifully presented throughout, the property features a generous open-plan living space designed to suit modern lifestyles. The contemporary kitchen is fitted with a range of integrated appliances and flows seamlessly into the reception room, creating a bright and sociable environment. Doors out from the reception room open onto a large private balcony, providing the perfect spot to enjoy a morning coffee or unwind after a busy day.

The apartment boasts two excellent-sized double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A well-appointed family bathroom serves the remainder of the accommodation, while ample storage throughout the property adds to its practicality.

Residents of Canning Square enjoy access to communal gardens and a children's play area, making the development particularly appealing to families and professionals alike. The property further benefits from gas central heating, a secure video entry system and an allocated parking space.

Conveniently positioned for easy access to local amenities, schools and green spaces, the property is also ideally located for commuters with excellent road links via the A10 and M25. This fantastic apartment represents an excellent opportunity for first-time buyers, those looking to upsize from a smaller apartment, or investors seeking a well-located modern property.

Tenure: Shared Ownership

Lease Length: 99 years from 2015

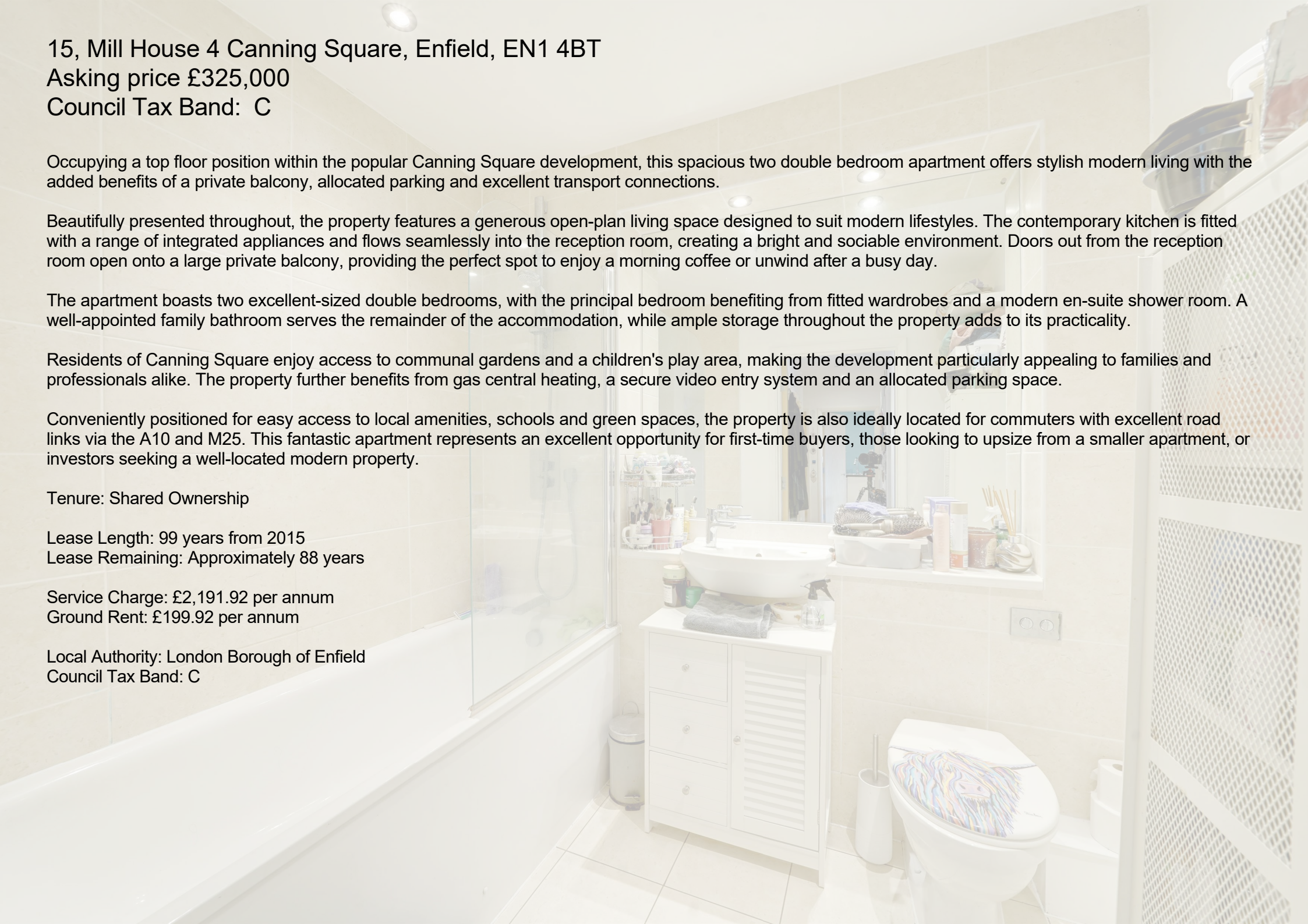
Lease Remaining: Approximately 88 years

Service Charge: £2,191.92 per annum

Ground Rent: £199.92 per annum

Local Authority: London Borough of Enfield

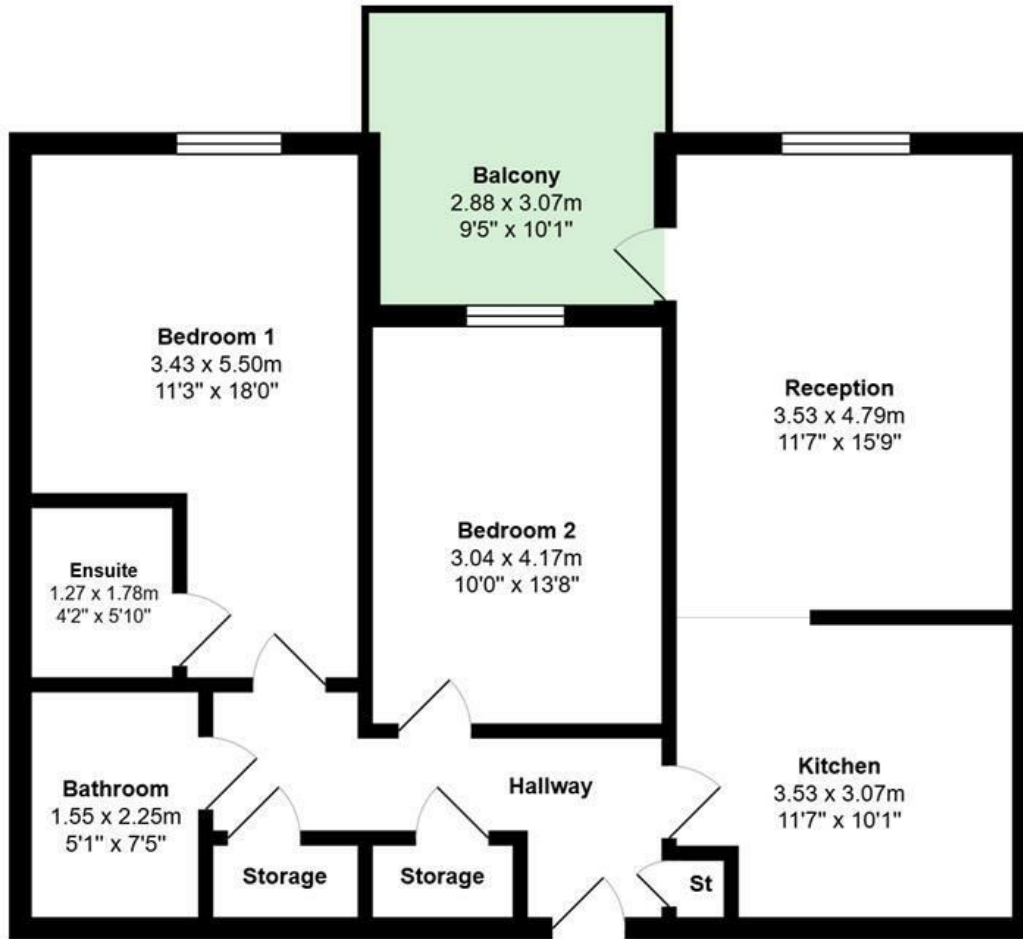
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Third Floor



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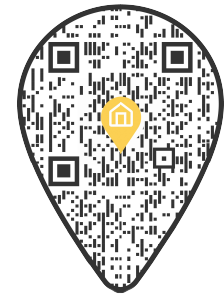
Total Area: 76.8 m² ... 827 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	