

73, Peregrine Point 3, Alma Road, Enfield, EN3 4FW
Guide price £375,000



PINDROP PROPERTY

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Council Tax Band: D

Guide Price £375,000 - £400,000 A rare find at one of Enfield's most sought-after locations. This spacious first-floor apartment at Peregrine Point offers the perfect blend of style, comfort and convenience. Three spacious bedrooms, secure gated allocated parking and fast connections to central London Liverpool Street & Tottenham Hale from Ponders End station, just moments away.

Inside, the bright and airy open-plan living, dining and kitchen area creates a wonderful sense of space, ideal for everyday life and effortless entertaining. The principal bedroom is a true retreat, complete with built-in wardrobes and a modern en-suite shower room. Two further double bedrooms and a generous family bathroom provide flexibility for families, guests or home working. Thoughtful storage throughout means everything has its place.

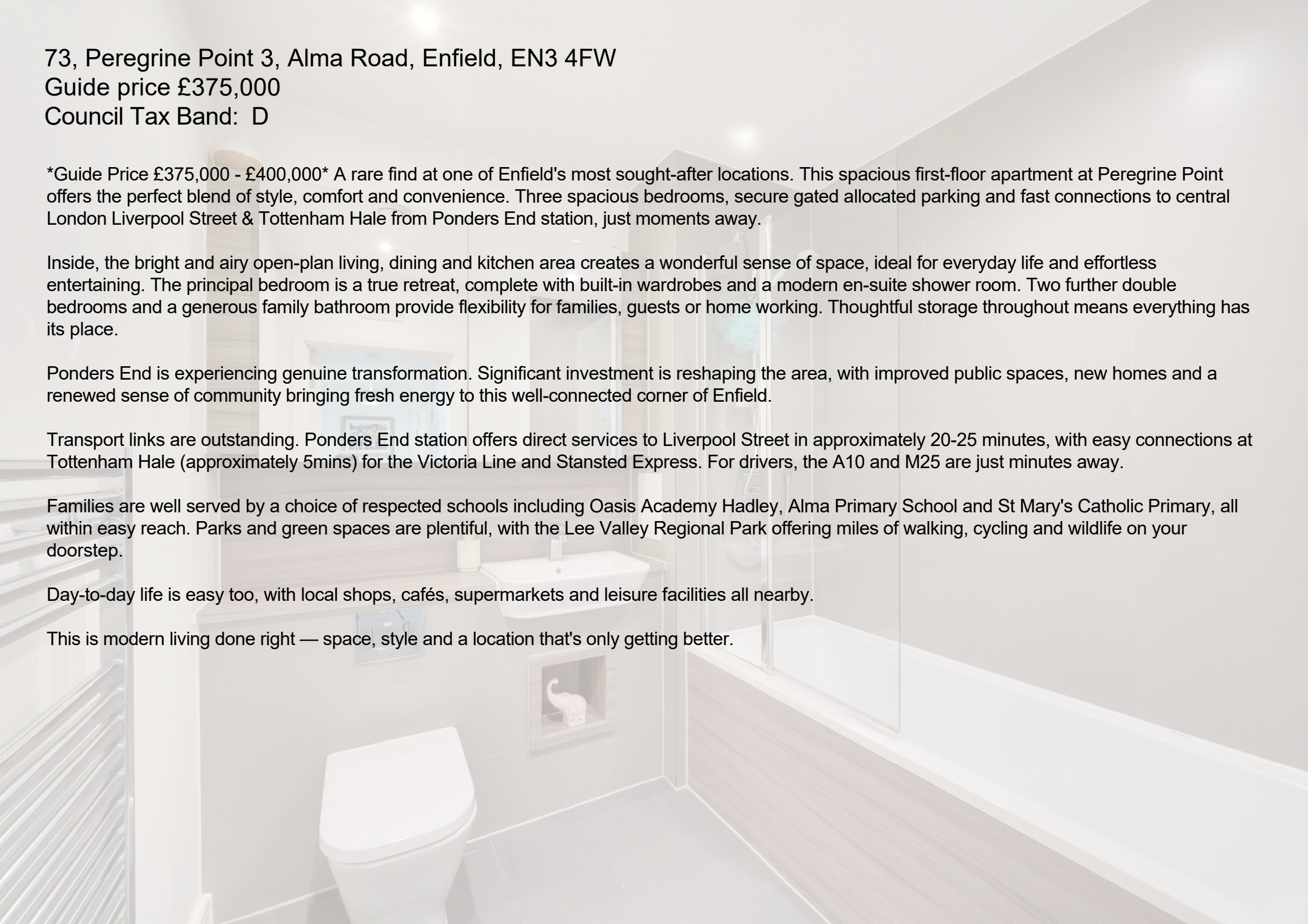
Ponders End is experiencing genuine transformation. Significant investment is reshaping the area, with improved public spaces, new homes and a renewed sense of community bringing fresh energy to this well-connected corner of Enfield.

Transport links are outstanding. Ponders End station offers direct services to Liverpool Street in approximately 20-25 minutes, with easy connections at Tottenham Hale (approximately 5mins) for the Victoria Line and Stansted Express. For drivers, the A10 and M25 are just minutes away.

Families are well served by a choice of respected schools including Oasis Academy Hadley, Alma Primary School and St Mary's Catholic Primary, all within easy reach. Parks and green spaces are plentiful, with the Lee Valley Regional Park offering miles of walking, cycling and wildlife on your doorstep.

Day-to-day life is easy too, with local shops, cafés, supermarkets and leisure facilities all nearby.

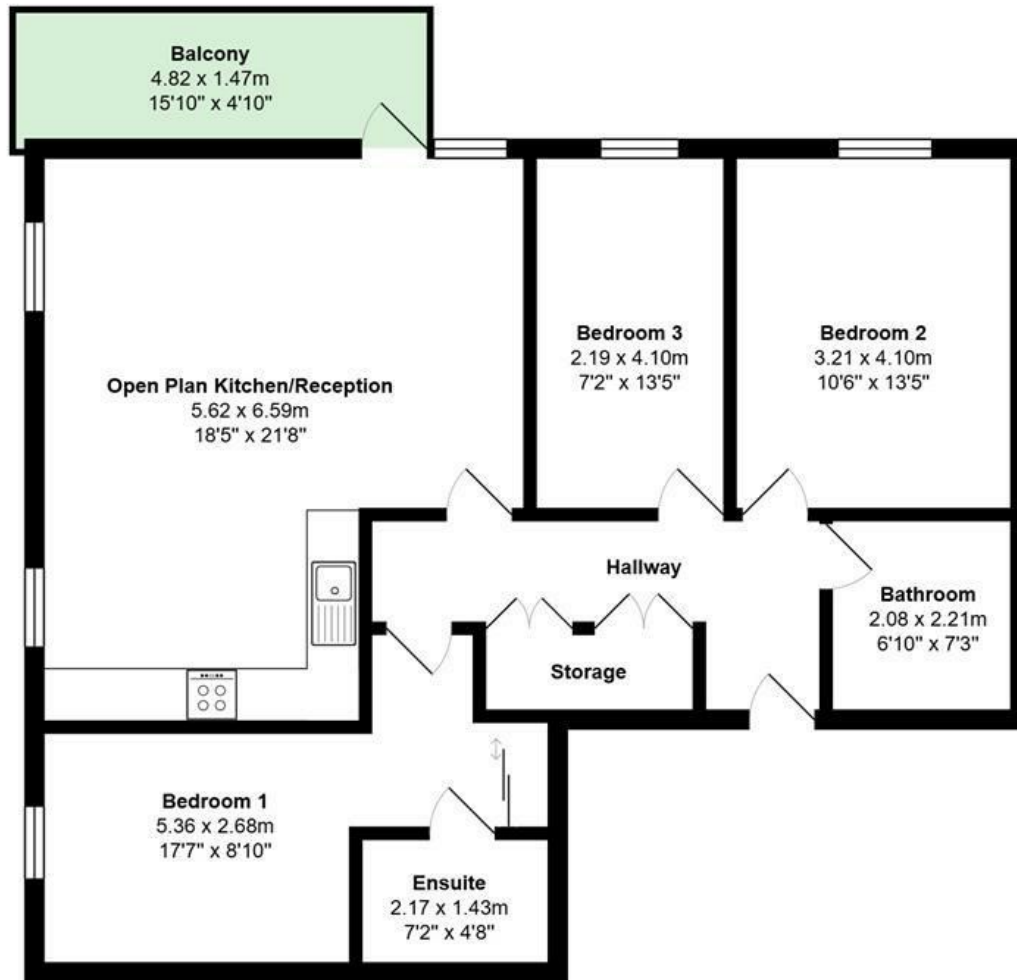
This is modern living done right — space, style and a location that's only getting better.











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First Floor

Total Area: 90.8 m² ... 978 ft²

All measurements are approximate and for display purposes only

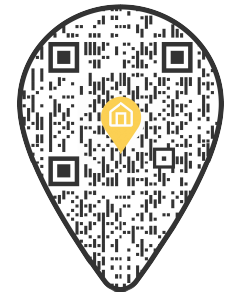


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		