

7, 171, Fairfield House South Street, Enfield, EN3 4GR  
Guide price £365,000



**PINDROP PROPERTY**

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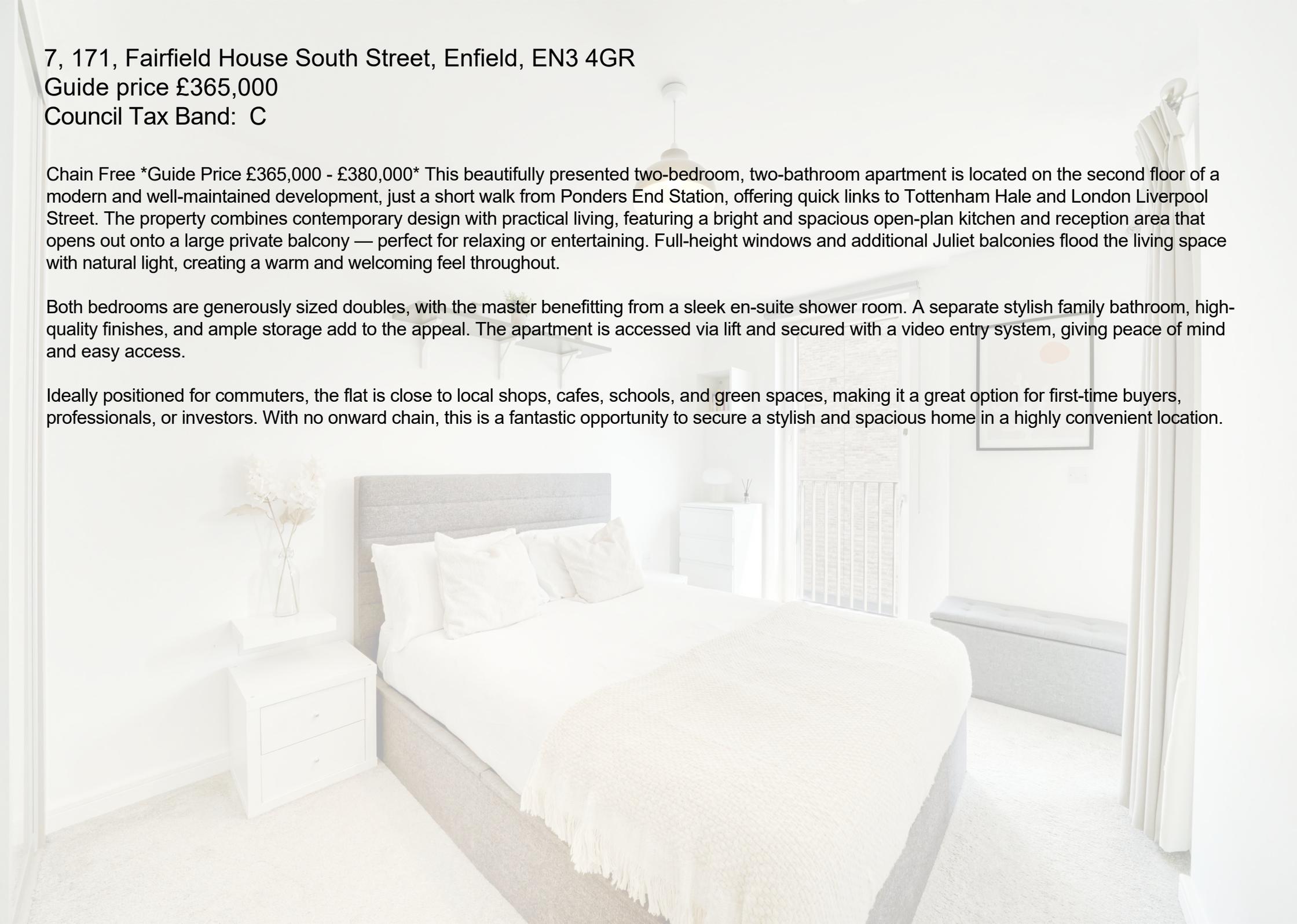
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Council Tax Band: C

Chain Free \*Guide Price £365,000 - £380,000\* This beautifully presented two-bedroom, two-bathroom apartment is located on the second floor of a modern and well-maintained development, just a short walk from Ponders End Station, offering quick links to Tottenham Hale and London Liverpool Street. The property combines contemporary design with practical living, featuring a bright and spacious open-plan kitchen and reception area that opens out onto a large private balcony — perfect for relaxing or entertaining. Full-height windows and additional Juliet balconies flood the living space with natural light, creating a warm and welcoming feel throughout.

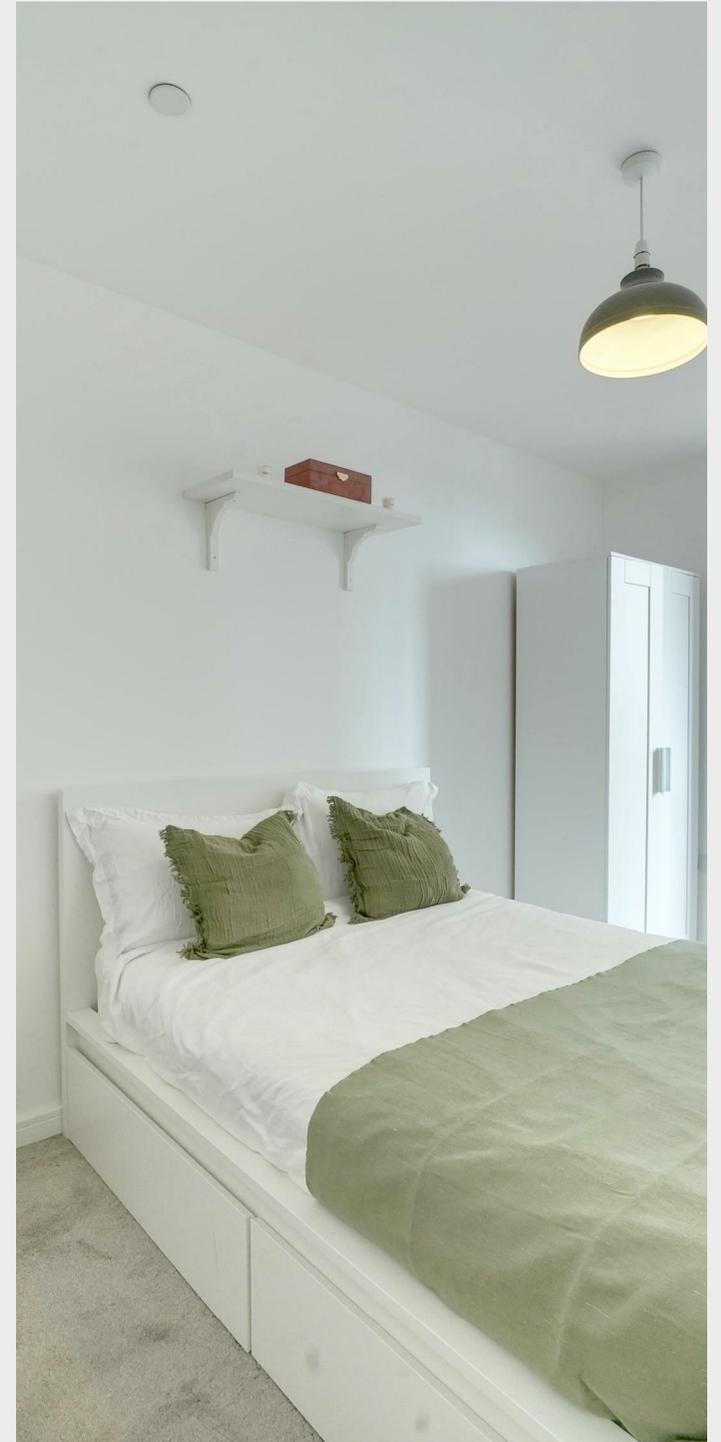
Both bedrooms are generously sized doubles, with the master benefitting from a sleek en-suite shower room. A separate stylish family bathroom, high-quality finishes, and ample storage add to the appeal. The apartment is accessed via lift and secured with a video entry system, giving peace of mind and easy access.

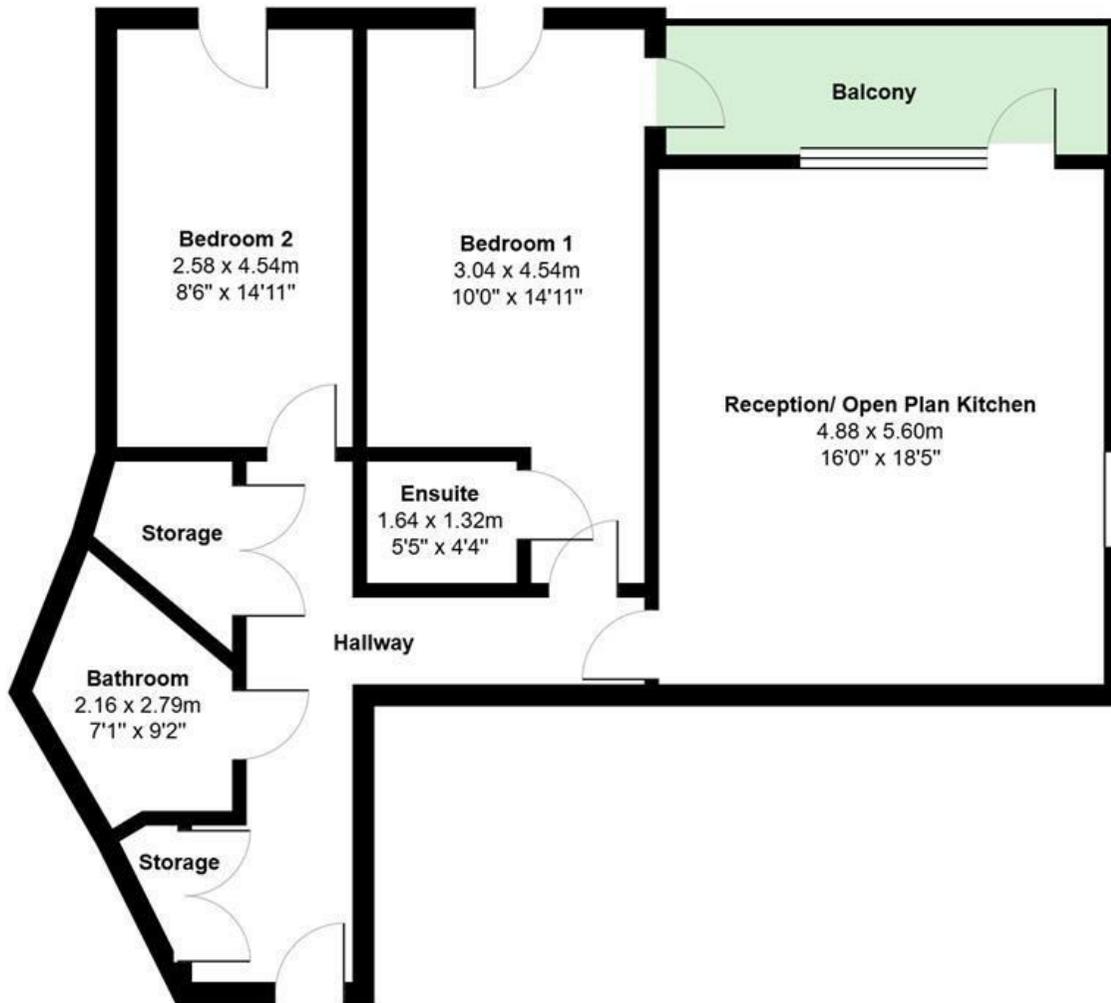
Ideally positioned for commuters, the flat is close to local shops, cafes, schools, and green spaces, making it a great option for first-time buyers, professionals, or investors. With no onward chain, this is a fantastic opportunity to secure a stylish and spacious home in a highly convenient location.











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**Second Floor**

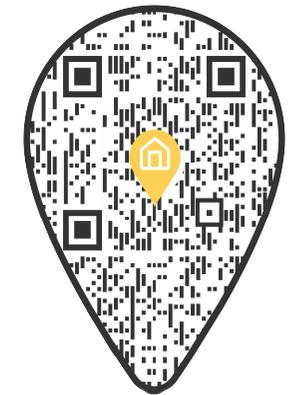
Total Area: 79.0 m<sup>2</sup> ... 850 ft<sup>2</sup> (excluding balcony)

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) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	