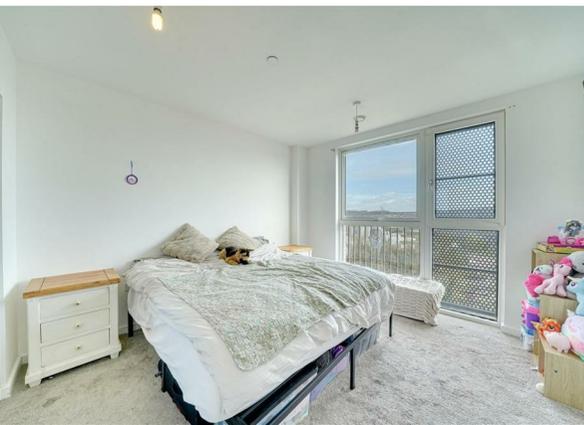


47, Peregrine Point 1, Alma Road, Enfield, EN3 4FU  
Offers in excess of £285,000



**PINDROP PROPERTY**

1  1  1  1  B



47, Peregrine Point 1, Alma Road, Enfield, EN3 4FU

Offers in excess of £285,000

Council Tax Band: B

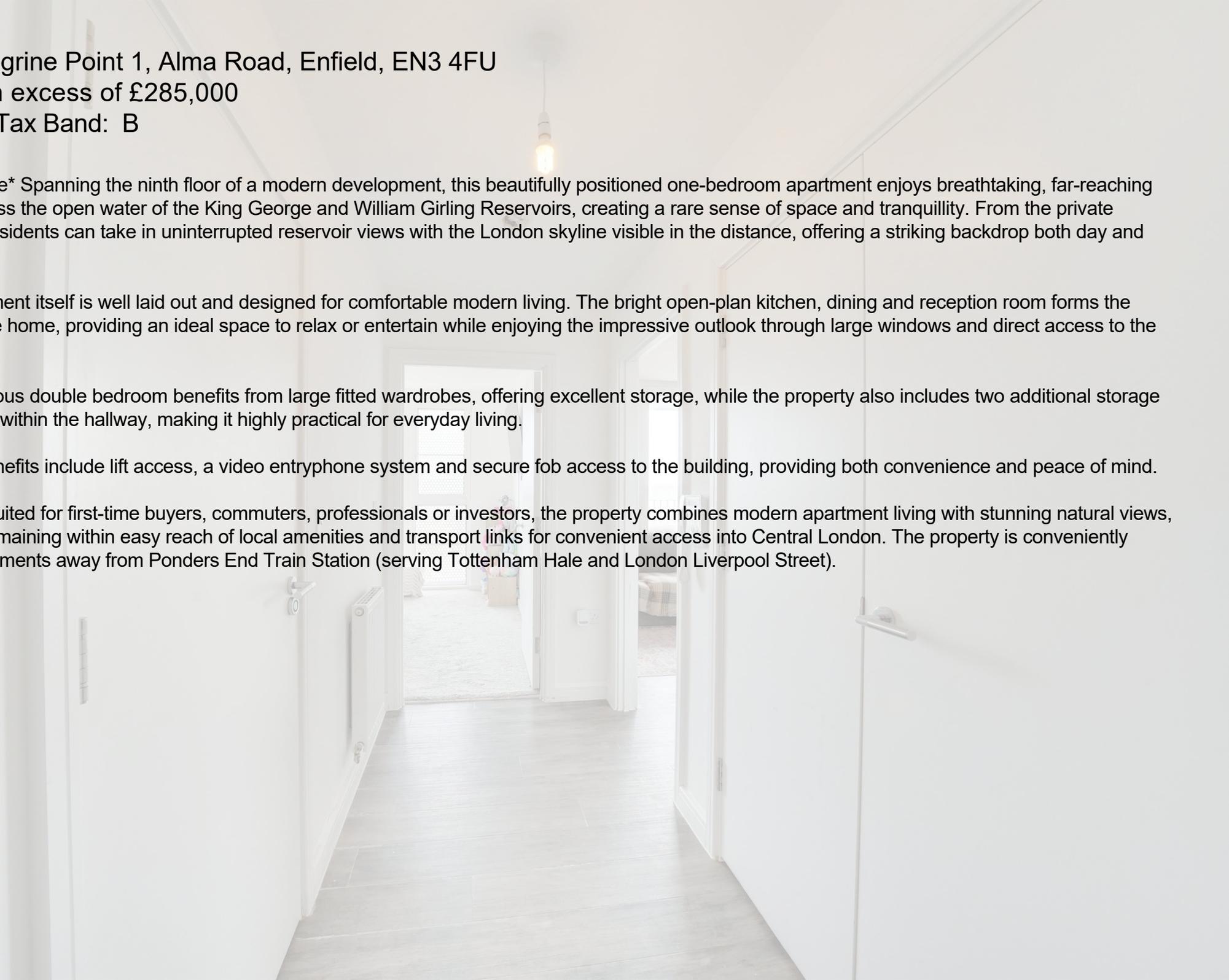
\*Chain Free\* Spanning the ninth floor of a modern development, this beautifully positioned one-bedroom apartment enjoys breathtaking, far-reaching views across the open water of the King George and William Girling Reservoirs, creating a rare sense of space and tranquillity. From the private balcony, residents can take in uninterrupted reservoir views with the London skyline visible in the distance, offering a striking backdrop both day and night.

The apartment itself is well laid out and designed for comfortable modern living. The bright open-plan kitchen, dining and reception room forms the heart of the home, providing an ideal space to relax or entertain while enjoying the impressive outlook through large windows and direct access to the balcony.

The generous double bedroom benefits from large fitted wardrobes, offering excellent storage, while the property also includes two additional storage cupboards within the hallway, making it highly practical for everyday living.

Further benefits include lift access, a video entryphone system and secure fob access to the building, providing both convenience and peace of mind.

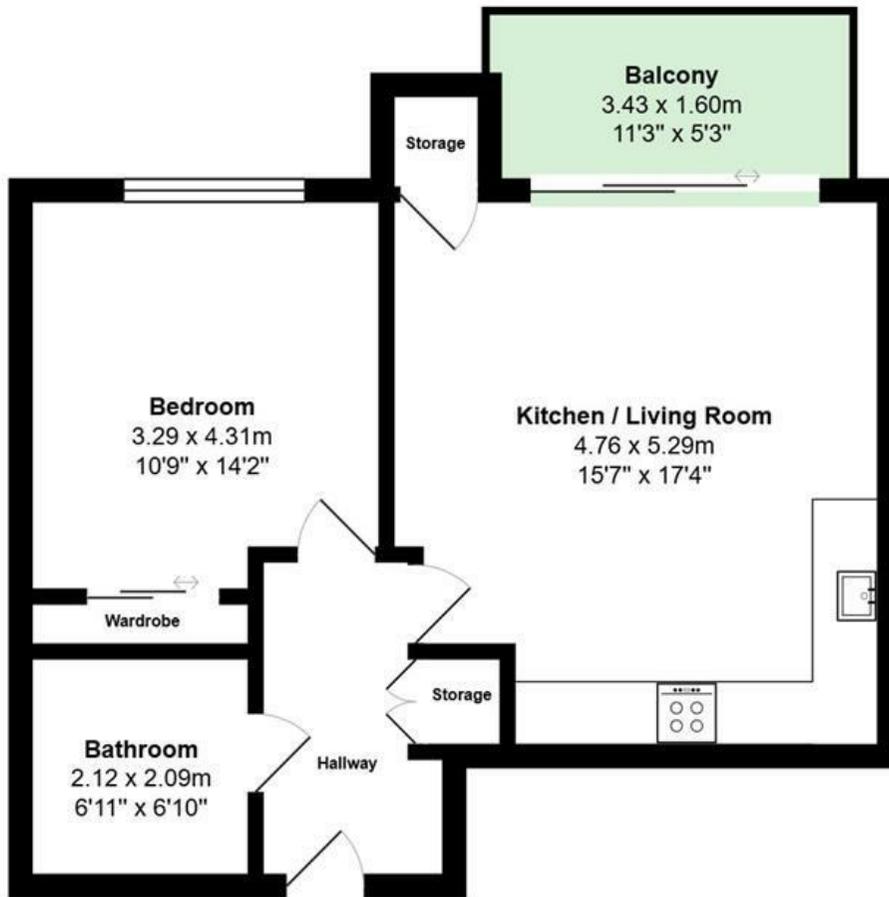
Perfectly suited for first-time buyers, commuters, professionals or investors, the property combines modern apartment living with stunning natural views, all while remaining within easy reach of local amenities and transport links for convenient access into Central London. The property is conveniently located moments away from Ponders End Train Station (serving Tottenham Hale and London Liverpool Street).











# PINDROP PROPERTY

9th Floor

Total Area: 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# PINDROP PROPERTY

0203 869 0201  
 info@pindropproperty.com  
 www.pindropproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
England & Wales	EU Directive 2002/91/EC	