

84 Peregrine Point, 3 Alma Road, Enfield, EN3 4FW
Offers in excess of £350,000

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PINDROP PROPERTY



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Council Tax Band: C

Pindrop Property are delighted to present this modern two-bedroom, third-floor apartment on Alma Road, offering a private gated parking space, a private balcony and a station virtually on the doorstep.

The apartment comes with its own allocated space within a secure, private gated area, giving you the convenience of off-street parking right on your doorstep.

Accessed via two lifts, the apartment features a bright, spacious open-plan reception room and kitchen/diner, a versatile space for relaxing, entertaining and everyday living. The reception room opens directly onto a private balcony, ideal for a morning coffee or unwinding at the end of the day.

There are two well-proportioned bedrooms and a contemporary three-piece bathroom suite, along with a video entryphone system for added security.

The location is just as strong. Ponders End Train Station is right next door, with rail connections towards Tottenham Hale and London Liverpool Street, making the commute straightforward. Local shops, cafés, parks and everyday amenities are also close by.

The area is undergoing significant regeneration, with the neighbourhood continuing to evolve, which adds to its appeal.

With secure parking, a private balcony and excellent transport links, this is a well-connected home for first-time buyers and commuters alike. Early viewing is recommended.





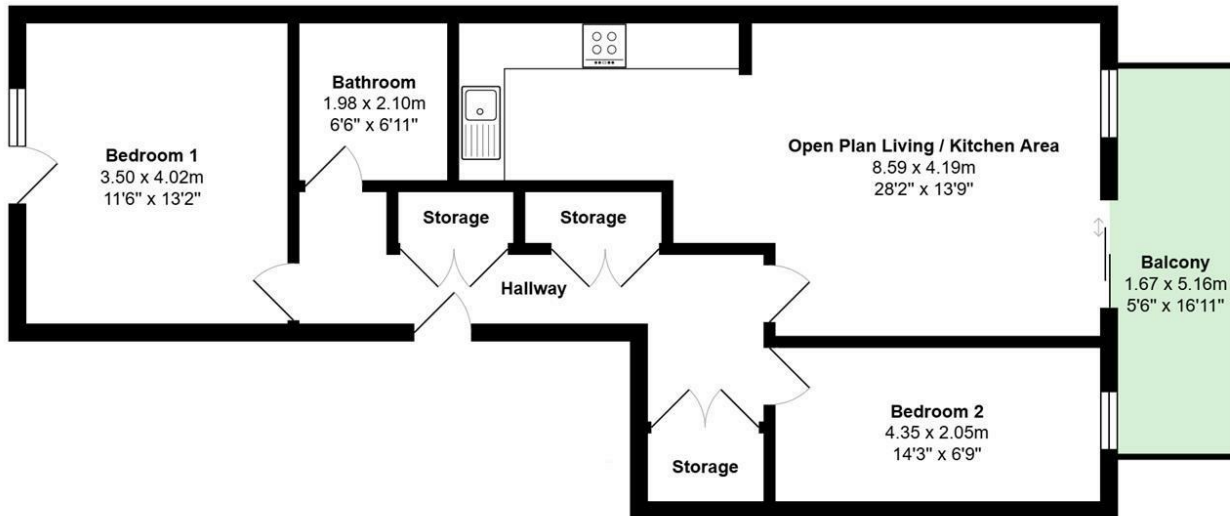
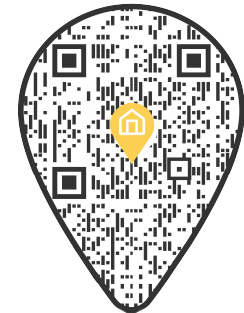






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3rd Floor

Total Area: 72.3 m² ... 778 ft²

All measurements are approximate and for display purposes only

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	