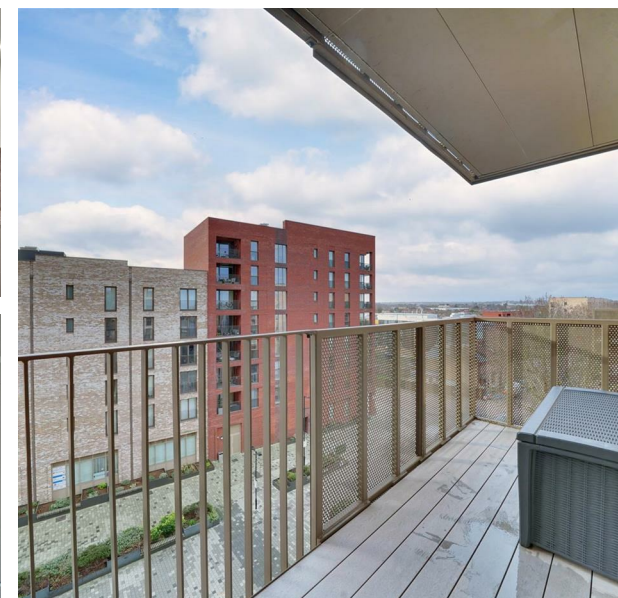


92, Peregrine Point 3 Alma Road, Enfield, EN3 4FW
Offers in excess of £350,000

 2  1  1  B



PINDROP PROPERTY



92, Peregrine Point 3 Alma Road, Enfield, EN3 4FW
Offers in excess of £350,000
Council Tax Band: C

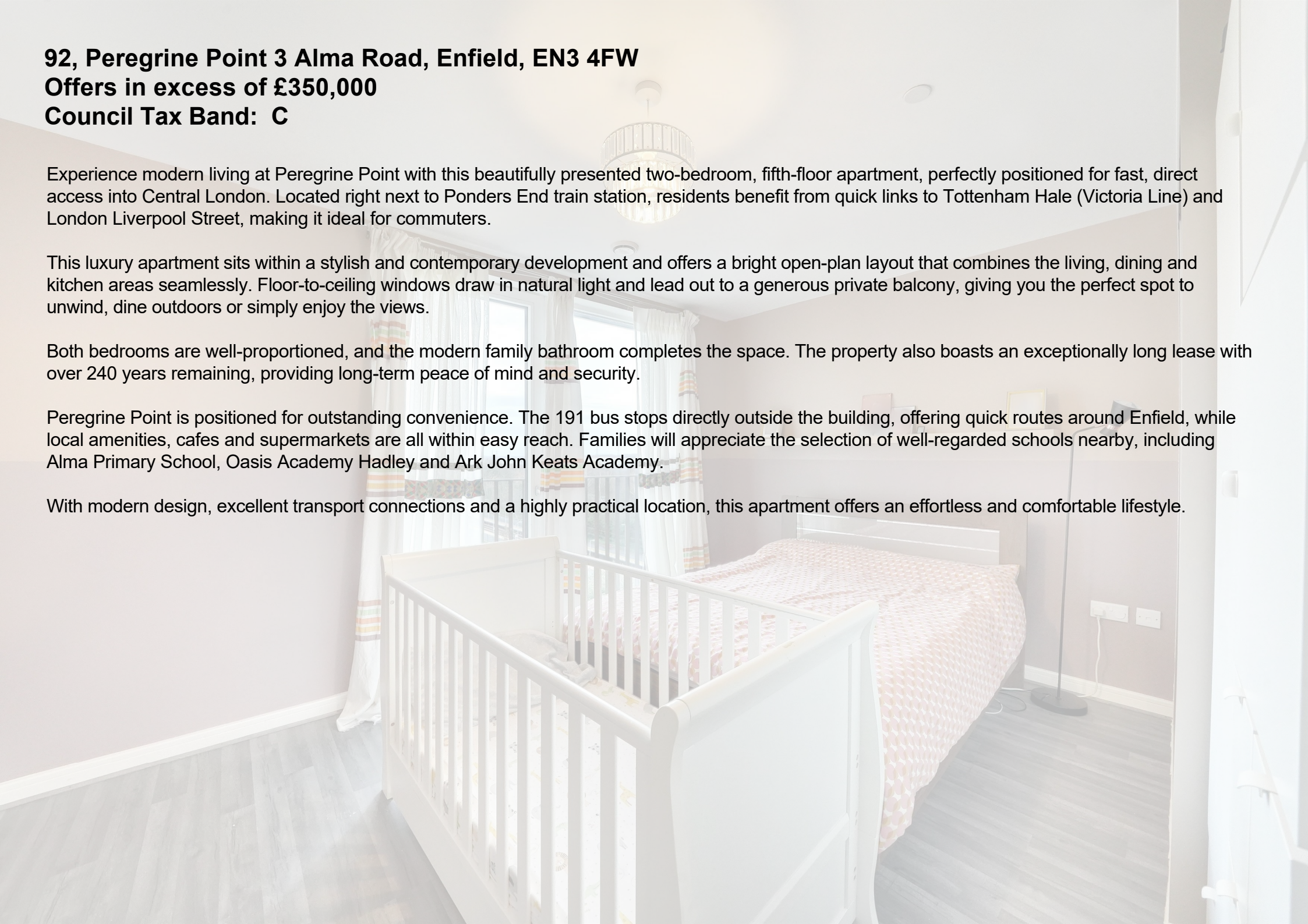
Experience modern living at Peregrine Point with this beautifully presented two-bedroom, fifth-floor apartment, perfectly positioned for fast, direct access into Central London. Located right next to Ponders End train station, residents benefit from quick links to Tottenham Hale (Victoria Line) and London Liverpool Street, making it ideal for commuters.

This luxury apartment sits within a stylish and contemporary development and offers a bright open-plan layout that combines the living, dining and kitchen areas seamlessly. Floor-to-ceiling windows draw in natural light and lead out to a generous private balcony, giving you the perfect spot to unwind, dine outdoors or simply enjoy the views.

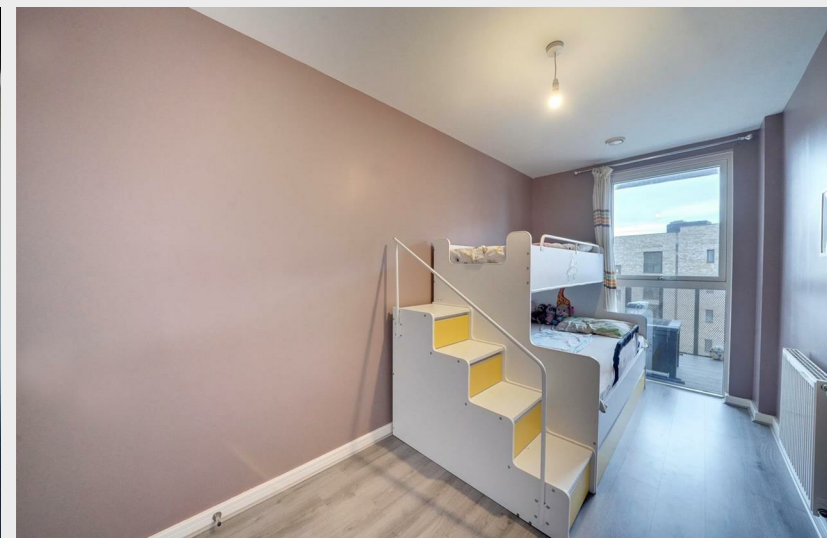
Both bedrooms are well-proportioned, and the modern family bathroom completes the space. The property also boasts an exceptionally long lease with over 240 years remaining, providing long-term peace of mind and security.

Peregrine Point is positioned for outstanding convenience. The 191 bus stops directly outside the building, offering quick routes around Enfield, while local amenities, cafes and supermarkets are all within easy reach. Families will appreciate the selection of well-regarded schools nearby, including Alma Primary School, Oasis Academy Hadley and Ark John Keats Academy.

With modern design, excellent transport connections and a highly practical location, this apartment offers an effortless and comfortable lifestyle.









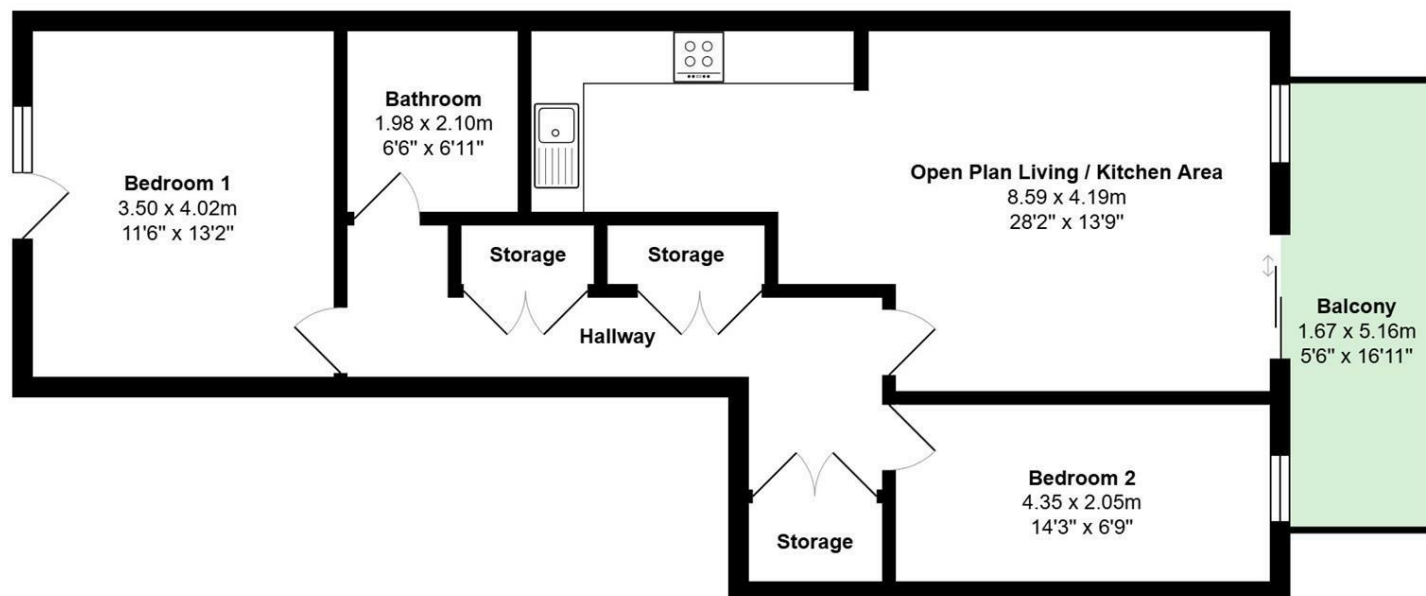


PINDROP PROPERTY

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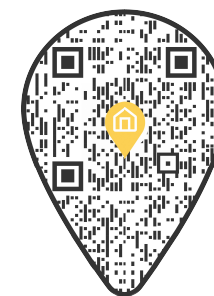


PINDROP PROPERTY

5th 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	