



*1 the clockhouse
forty hill, enfield, en2 9ex*



three bedrooms
plus study room



large reception
room



fitted
wardrobes



high ceilings with
period features



well-manicured
gardens



mi-homes.co.uk

charming & cultivated at the clockhouse *three bedroom family home*

£585,000
guide price

this beautifully positioned ground floor apartment is a local icon and boasts the highest levels of kerb appeal with its bay fronted lounge and white façade. with direct access to 3 acres of manicured gardens, this really is one of its kind.



description

rarely available to market, this three-bedroom residence has three well sized bedrooms, a separate study room and a large bay fronted living area, complete with a feature fireplace and array of attractive fixtures befitting the style of this delightful space.

a galley kitchen with sliding doors into the hallway offers a great area for catering and

leads out to a glorious patio, whether for family or entertaining purposes.

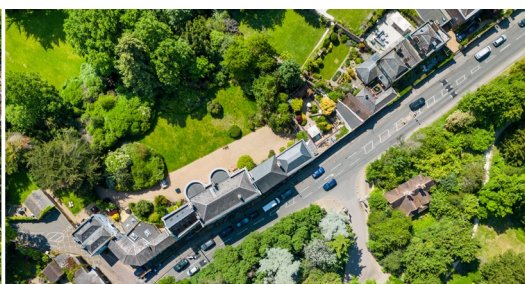
with floor to ceiling glass in the living area there is a fabulous view of the beautifully manicured communal gardens as well as lots of light to enhance the room.





all bedrooms are a good size and there is a wealth of fitting wardrobe and storage space while the white, modern bathroom provides jack and jill sinks and a sense of luxury rarely found in more conventional apartments.

a studio adds to the flexibility of the layout, offering an environment for home working, study or hobbies and again has lots of light to complement the white theme of the property.



location

the clockhouse is set within an established community, popular with a diverse range of people and offering facilities for all kinds of interests. whether you are seeking plenty of space to accommodate visitors or have a growing family to accommodate, this postcode area is a great choice for all.

local transport is plentiful and provides easy access to train and tube stations for a daily commute or just to get out and about, there's plenty to choose from. gordon hill and enfield chase br stations are close by, offering straightforward journeys for those needing to get in and out of the area. the overground at enfield town and bush hill park are also within easy access, while oakwood tube station is also easily accessible. the a10 and m25 are also close by offering drivers plenty of

different routes to get in and out of the area.

there is also a good variety of educational options for those seeking good schooling for their children, including prep and denomination schools.

when it comes to free time, there are few areas in london offering so much in terms of open space and sports opportunities. enfield town park is very close by while a variety of leisure facilities offer a wide range of activities for all ages and interests – from gyms to golf clubs, cinemas and more.

as for the weekly shop, there are plenty of supermarkets close by, a choice of household stores and lots of local independent retailers of all kinds.

floorplan:

service charge:
£1920

ground rent:
£0

epc:
d

council tax:
e

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 976051)



The Clock House, EN2

Approximate Gross Internal Floor Area
1325 sq ft / 123.1 sq m

overview

direct access to 3 acres of
well-manicured
communal gardens

sumptuous interiors

three bedrooms plus
study room

1,325 square foot of space

high ceilings with
period features

feature fireplace
semi integrated kitchen
with stonework surfaces

fitted wardrobes

positioned within the
iconic clockhouse
building

large reception room

5 reasons you can trust us to secure your new home

- 1 dedicated whatsapp group for effective sales progression
- 2 low fall through rate (just 6.5%) compared to a national average of over 35%
- 3 an average of 9 weeks between sale agreed and completion
- 4 outstanding client service (4.8/5 stars from over 280 google reviews)
- 5 over 80% of generated business solely via recommendations

*we would
love to help you
make this dream
a reality.*

let's talk.



020 7323 9574



hello@mi-homes.co.uk



9 onslow parade,
hampden square,
southgate, n14 5jn



mi-homes.co.uk



mihomes
propertyagents



mi.homes



mihomes