



**Frobisher Mews, Enfield, EN2 6UN**



**welcome to**  
**Frobisher Mews, Enfield**

Barnfields are delighted to offer for sale this superb, ground floor, purpose built apartment in a small secure mews development within a delightful conservation area just a few moments walk from Enfield Town shopping centre, the picturesque Enfield Town Park and good rail stations (Moorgate Line and Liverpool Street Line).

The property is offered on a chain free basis, benefits from a private patio area plus will have a new 125 Year lease with a Peppercorn ground rent granted on completion - must be viewed!



### **Communal Front Door**

With intercom system door opens to:-

### **Entrance Hall**

Laminate floor, radiator, two built -in cupboards, entryphone system.

### **Lounge**

17' 5" x 15' at widest ( 5.31m x 4.57m at widest )

Fitted carpet, two radiators, double glazed windows and French doors to Private Patio area.

### **Kitchen / Breakfast Room**

13' 5" x 11' 3" at widest ( 4.09m x 3.43m at widest )

With space for a table and chairs and a range of fitted wall and base units with toning worktops, tiled splashbacks, inset gas hob with fume extractor hood over, built-in oven, plumbing for washing machine, integrated fridge-freezer, laminate floor, radiator, double glazed French doors to Private Patio Area, spotlights, double glazed window.

### **Bedroom One**

15' 2" x 10' 3" at widest ( 4.62m x 3.12m at widest )

Fitted carpet, radiator, range of built-in wardrobe cupboards, double glazed windows to front.

### **En-Suite Shower Room / WC**

Fully tiled double shower cubicle, pedestal wash hand basin, low flush WC, radiator, part tiled walls and tiled floor.

### **Bedroom Two**

16' 3" x 9' 4" at widest ( 4.95m x 2.84m at widest )

Fitted carpet, radiator, double built-in wardrobe cupboard, double glazed window to front.

### **Guests Bathroom / WC**

Panelled bath with shower attachment, pedestal wash hand basin, low flush WC, tiled floor, part tiled walls, radiator.

### **Outside**

Westerly facing Private Patio area accessed via the lounge and kitchen with Enfield Town Park to the rear, side access gate.

### **Parking**

Secure gated off-street parking space (allocated) within a private mews development.



**view this property online** [barnfields.co.uk/Property/ENF104781](http://barnfields.co.uk/Property/ENF104781)







welcome to

## Frobisher Mews, Enfield

- En-Suite To Master Bedroom
- Separate Guests Bathroom
- Two Double Bedrooms
- Good Sized Kitchen / Breakfast Room
- Chain Free
- New 125 Year Lease On Completion With A Peppercorn Ground Rent

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2104.08

Ground Rent: 614.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000

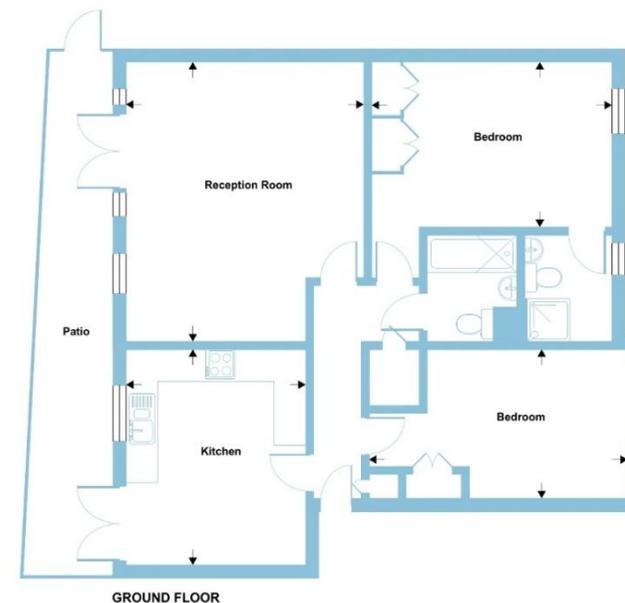


Please note the marker reflects the postcode not the actual property



Frobisher Mews, Enfield, EN2

Approximate Area = 895 sq ft / 83.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marous. REF: 1316555



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Property Ref:  
ENF104781 - 0005

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