



**Halcyon House, Private Road, Enfield, EN1 2EJ**

**welcome to**

## **Halcyon House, Private Road, Enfield**

Beautifully appointed penthouse apartment, situated in this idyllic conservation area, in a private road adjacent to houses of quality and character but within close proximity of Bush Hill Park Rail Station, Enfield Town with its various transport facilities, shops, restaurants, pubs and parks and within easy access of the A10 and M25 Motorway. Occupying the entire top floor of Halcyon House, Flat 10, offers spacious and flexible living with an abundance of outside terracing and is offered on a chain free basis with many pleasing features.



### **Entrance Hall**

Built-in storage cupboard, access to loft, fitted carpet, double radiator, cupboard housing newly installed gas central heating boiler and hot water tank and consumer unit.

### **Dual Aspect Lounge**

24' 11" x 16' 1" ( 7.59m x 4.90m )

Fitted carpet, two double radiators, coving to ceiling, sliding double glazed patio doors to south facing terrace, double doors to hallway and kitchen.

### **Roof Terrace**

Extensive terracing to south overlooking Private Road and to rear, overlooking communal gardens and rooftops beyond with walkway access surrounding the apartment.

### **Kitchen / Diner**

16' 8" x 10' 3" ( 5.08m x 3.12m )

A range of gloss grey wall and base cupboards with one and half bowl composite sink and drainer, inset to contrasting worksurface, plumbing for dishwasher and washing machine, space for fridge-freezer, double oven, halogen hob with extractor fan over, wood effect vinyl floor, sunken spotlights to ceiling, fully tiled walls, extractor fan, double radiator, double doors to hallway and lounge.

### **Cloakroom / WC**

Low flush WC, double radiator, vinyl floor, half tiled walls, bracket basin, frosted window to rear.

### **Dual Aspect Bedroom One**

2' 3" x 20' 1" to extreme ( 0.69m x 6.12m to extreme )

Fitted carpet, two double radiators, sliding patio doors to roof terrace, door to en-suite.

### **En-Suite Shower Room**

Low flush WC, vanity basin with mixer tap over, cupboard under, walk-in tiled shower cubicle, column radiator/towel rail, spotlights to ceiling, sunken spotlights to ceiling, vinyl floor, part tiled walls, extractor fan.

### **Walk In Wardrobe / Study**

8' 7" x 7' 1" ( 2.62m x 2.16m )

Fitted carpet, radiator, large cupboard.

### **Dual Aspect Bedroom Two**

18' 8" max x 11' ( 5.69m max x 3.35m )

Double radiator, fitted carpet.

### **Bedroom Three**

14' 8" x 11' 5" ( 4.47m x 3.48m )

Double radiator, fitted carpet.

### **Family Bathroom**

Comprises a low flush WC, bidet, panelled bath with mixer tap, shower over, vanity wash hand basin, fully tiled walls, two double radiators.

### **Outside**

Laid to lawn with mature trees and shrubs. Parking for visitors and residents.

### **Double Garage**

17' 4" x 16' ( 5.28m x 4.88m )

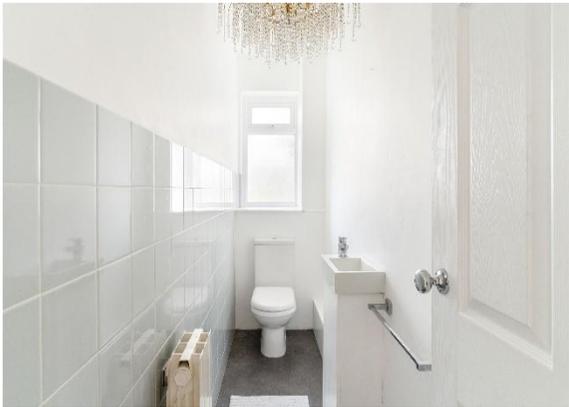
Brick built with up and over door.



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welcome to

## Halcyon House, Private Road, Enfield

- Extensive Roof Terrace
- Chain Free
- Three Double Bedrooms
- New Central Heating Boiler & Consumer Unit
- Share Of Freehold

Tenure: Leasehold EPC Rating: E

Council Tax Band: F Service Charge: 2760.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £750,000



Please note the marker reflects the postcode not the actual property

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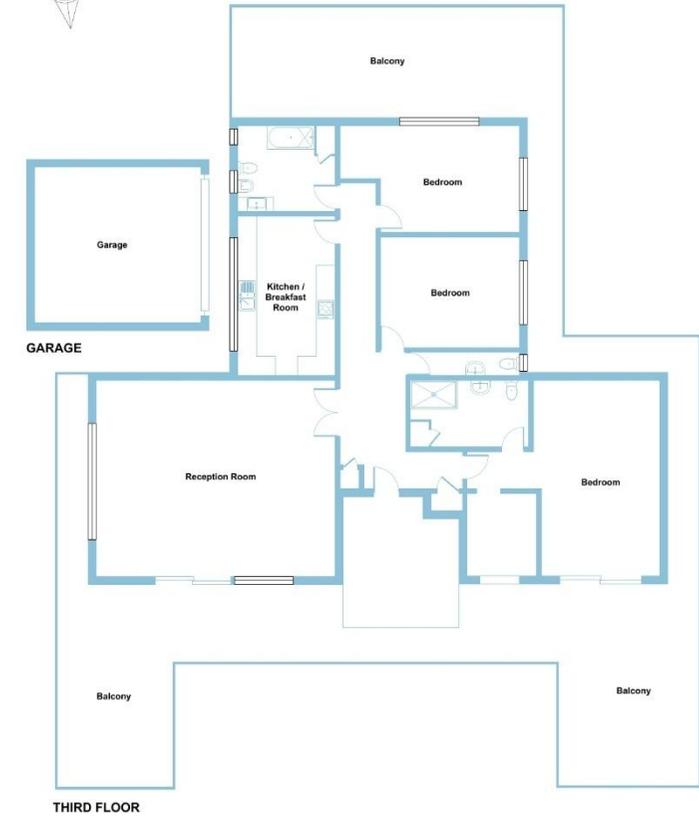
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## Halcyon House, Private Road, Enfield, EN1

Approximate Area = 1848 sq ft / 171.6 sq m  
Garage = 279 sq ft / 25.9 sq m  
Total = 2127 sq ft / 197.5 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). Produced for Barnard Marcus. REF: 1309432. © richcom 2025.



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