

24, PEREGRINE POINT, (NORTH LONDON) EN3



EXCELLENT OPPORTUNITY..! FOR SALE THIS IMMACULATELY PRESENTED TWO BEDROOM LUXURY APARTMENT 5TH FLOOR with STUNNING VIEWS ACROSS THE LEE VALLEY REGIONAL PARKLANDS & VIEWS TO LONDON. Featuring LIFT SERVICE, En-Suites, SEPARATE BALCONY with VIEWS, Fitted BATHROOM-SHOWER ROOM & MODERN Fitted KITCHEN with APPLIANCES to HIGH SPECIFICATION THROUGHOUT.

Also Featuring Parking Security, Private Gated Areas with Gardens, Bicycle Dry Storage Areas, Camera Entry Telephone to Apartments.

LOCATED within Short Distance to Local Amenities, RAIL STATION LEADING To TOTTENHAM HALE (CONNECTIONS To TUBE LINE) Into LONDON'S LIVERPOOL STREET STATION & LINE To STRATFORD SHOPPING COMPLEX.

In Our Opinion OFFERING An EXCELLENT PACKAGE-STUNNING. VIEWINGS RECOMMENDED..!

PRICE: £390,000 LEASEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via communal entrance offering spacious communal areas with post box, access to lift service to floors, bike communal area & to the communal gardens & parking areas.

RECEPTION HALLWAY:

4' 0" x 3' 5" (1.22m x 1.04m-Narrowing to 20'0)

L-Shaped In Our Opinion, Generous hallway, built-in double cupboard (Plumbed for washing machine) radiator, camera entry telephone system In Contro G PRS Pad, laminated flooring. doors leading to the bedrooms, family bathroom & lounge family room.

FAMILY-KITCHEN AREA:

18' 10" x 10' 0" (5.74m x 3.05m)

In Our Opinion Nicely Presented Offering, Airy Dual Aspect Views, modern fitted kitchen units, fitted built-in appliances, laminated flooring, built-in appliances of fridge freezer, dish washer & fitted cooking facilities, one and a half bowl sink unit mixer taps, spot lighting to ceiling, dual aspect with sliding door opened onto sizeable balcony with stunning views & aspect over Lee Valley Parklands.

MASTER BEDROOM:

13' 0" x 11' 0" (3.96m x 3.35m - Excluding Recess)

Radiator, windows to aspect offering in our opinion, views over Lee Valley Parklands.

EN-SUITE:

7' 0" x 5' 0" (2.13m x 1.52m)

Modern fitted suite to High Specification comprising of walk-in double shower cubicle, wash basin with fitted mirrored cupboards, low flush wc, shaver point, tiled flooring, partly tiled walls, spot lighting & heated towel rail.

BEDROOM TWO:

12' 0" x 11' 0" (3.66m x 3.35m -Narrowing to 9'0)

L-Shaped - Excluding fitted wardrobes, radiator & window to aspect with views.

FAMILY BATHROOM:

Comprising fitted modern suite, low flush wc, wash hand basin with mixer taps, panelled bath with mixer taps, shower & screen, partly tiled walls. tiled flooring, mirror fitted cupboards within shaver point and heated towel rail.

EXTERIOR:

Private Security Gated Entrance to parking areas & allocated parking, communal gardens, exterior dry storage area.

ADDITIONAL NOTES:

In Our opinion, The property Offers Spacious Accommodation within this Modern Block Offering High Specification Throughout, Sizeable Balcony with Views partly over London & The Lee Valley Parklands & Stunning..!

ADDITIONAL INFORMATION:

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full responsibility-liability of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

24, PEREGRINE POINT, (NORTH LONDON), EN3

the property title or to past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

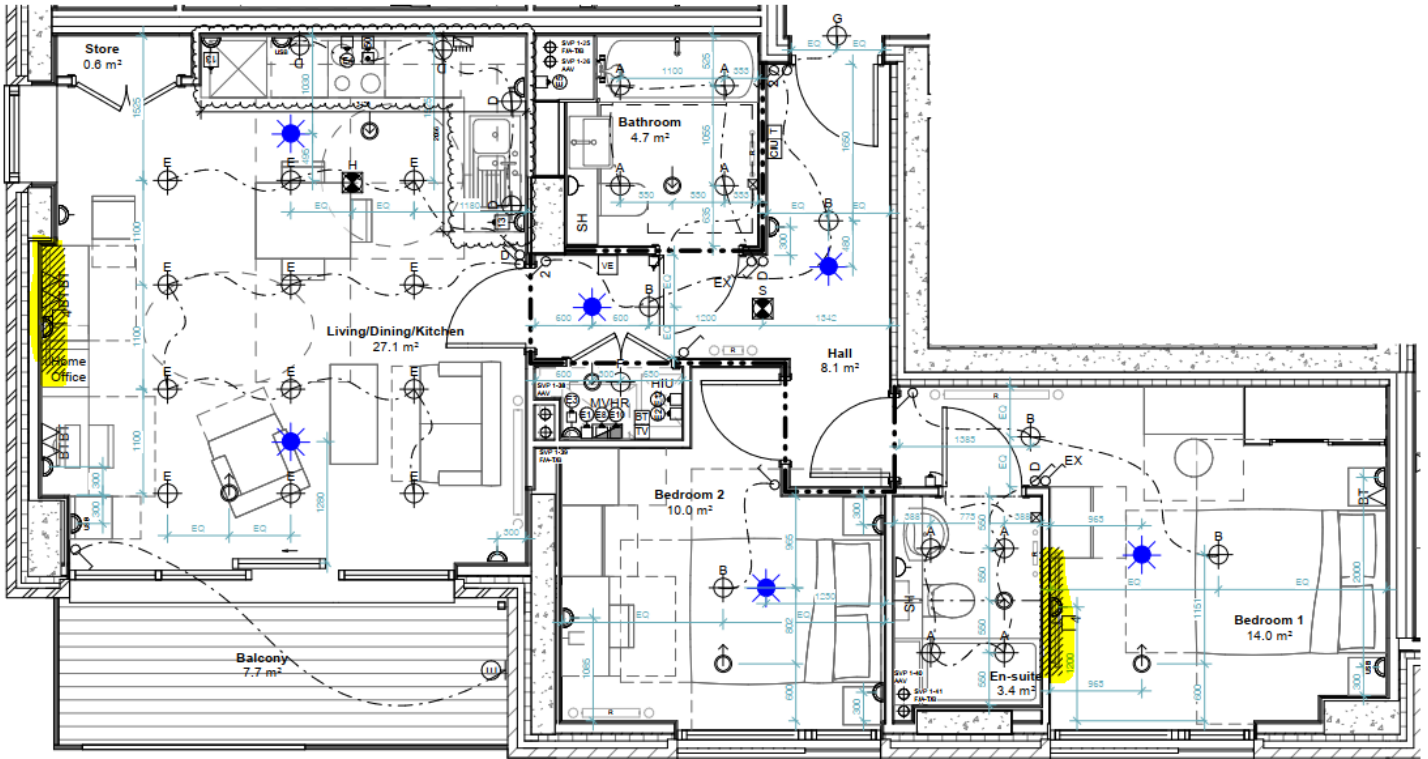
Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's

**

Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

24, PEREGRINE POINT, (NORTH LONDON), EN3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533