



31

— ORTON GROVE —

Top floor apartment with excellent natural light, private balcony overlooking the New River and enhanced privacy throughout.

Offers in Excess of £260,000

This bright and well-proportioned two-bedroom, two-bathroom apartment offers a rare combination of light, space, and privacy.



Uniquely, this third (top) floor apartment enjoys only one adjoining neighbour, offering an enhanced sense of privacy.

Its standout feature is the abundance of windows, including in the kitchen, bathroom, and en-suite, an uncommon feature within the development flooding the home with natural light, improving ventilation, and supporting better overall home maintenance.

The accommodation itself comprises a welcoming entrance hallway providing access to all rooms, leading through to a generous reception room with direct access onto a private balcony overlooking the New River, an ideal space for relaxing or entertaining.

A separate kitchen sits just off the living area, while the apartment further benefits from two bedrooms, including a principal bedroom with en-suite shower room, in addition to a separate family bathroom, making it perfectly suited to both owner-occupiers and investors alike.

Additionally, the property comes with free unallocated parking and is being sold chain free.





Location

The property is ideally situated on Orton Grove in Enfield (EN1), a quiet and well-established residential setting highly regarded for its balance of suburban tranquillity and everyday convenience. The location is particularly appealing for those seeking a peaceful environment without compromising on accessibility, with the popular David Lloyd Enfield leisure club just a short distance away, offering premium fitness and wellness facilities.

The surrounding area is rich in green spaces, with the picturesque New River providing a scenic backdrop for walking, running, and cycling, while a selection of nearby parks and open spaces further enhance the outdoor lifestyle on offer.

For commuters, the property is exceptionally well-connected, with easy access to the A10 and M25, facilitating straightforward travel into Central London as well as routes further afield. A range of local shops, cafés, and everyday amenities are within close proximity, along with reliable public transport links, making day-to-day living both convenient and efficient. Altogether, this is a well-rounded location that continues to attract both families and professionals alike.



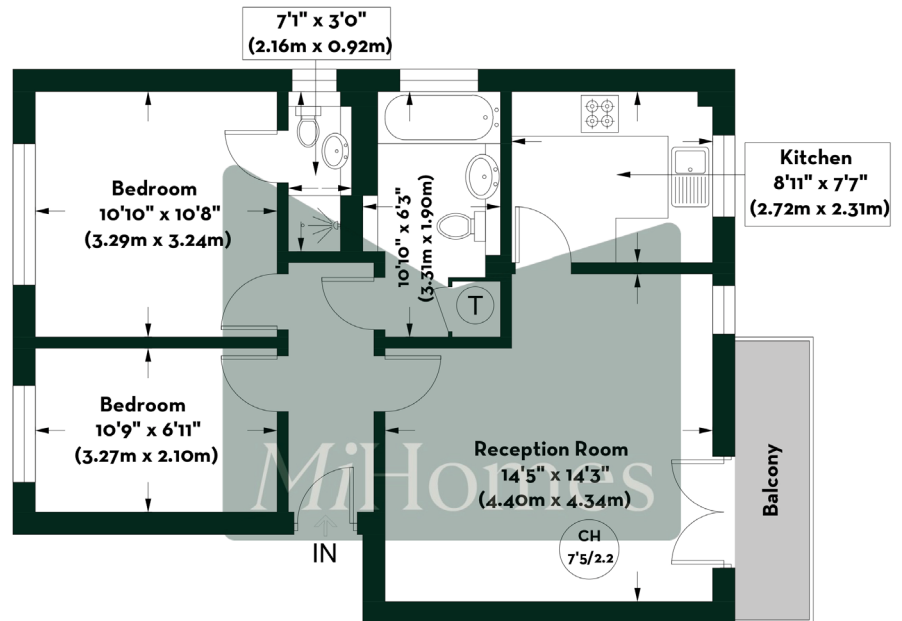
Floorplan:

31 Orton Grove, Enfield, EN1 4UE

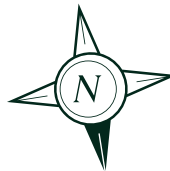
- Lease length: 99 years approx
- Service charge: £168.15 per month
- Ground rent: £200 per annum
- EPC rating: C
- Council Tax Band: Band C
- Approx. Gross internal floor area: 613 sq.ft / 57.0 sq.m

Property overview:

- 2 bedroom, 2 bathroom
- Top floor apartment
- New River views
- Offered on a chain free basis
- Economy 7 electric heating
- Leasehold - 99 years remaining
- Easily accessible to the New River
- Close to local amenities and greenery
- Easy access to A10, A406 & M25



Third Floor



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: 1289270)

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