



Potash House, Canning Square, Enfield, EN1 4BP

welcome to

Potash House, Canning Square, Enfield

Barnfields are pleased to offer for sale this spacious two bedroom, two bathroom, third floor apartment with its own Private terrace. Built approximately 10 years ago, the property offers modern living space in a convenient location close to good bus routes (including the 191 with links to local rail stations), the A10 and the M25 motorway plus just a short walk from the Historic Forty Hall Estate and Country Park and David Lloyd Sports Club is also close by.



Stairs Lead Up To

The third floor landing, the flat door opens to:-

Hallway

Laminate flooring, three large storage cupboards - one set up as a utility cupboard with plumbing for a washing machine.

Lounge / Diner

26' 10" x 11' (8.18m x 3.35m)

Kitchen Area :- Range of white wall and base units with toning worktops, sink and drainer, built-in fridge/freezer, oven with electric induction hob and extractor above with stainless steel splashback, plumbing for a dishwasher, spotlights, radiator, laminate flooring, open plan to:-

Lounge Area :- Continued laminate flooring, spotlights, double glazed wall to floor windows and built-in cupboard.

Bedroom One

14' 4" x 11' 3" (4.37m x 3.43m)

Dual aspect room with double glazed windows and door opening to the terrace, radiator, fitted carpet, built-in wardrobes, door to:-

En-Suite

Step-in shower unit, hand basin, WC, fully tiled walls and floor, chrome heated towel rail, spotlights.

Bedroom Two

13' 10" x 11' (4.22m x 3.35m)

Fitted carpet, radiator, two double glazed windows to rear.

Bathroom

Panelled bath, with shower above and glass screen, WC, hand basin, large inset mirror, fully tiled walls and floor, spotlights.

Outside

Spacious communal bike store.

Parking

Allocated parking space (permit), plus guests parking available.



Agents Note

Notting Hill Genesis have advised that they would be prepared to staircase a purchase transaction to enable 100% Leasehold ownership on completion. This would mean that any potential purchaser would buy the vendors 30% share plus the remaining 70% share of the property from Notting Hill Genesis Housing Association. The advertised price is for the 100% Leasehold. Service Charge is £2,976.78. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.



view this property online barnfields.co.uk/Property/ENF105672







welcome to

Potash House Canning Square, Enfield

- Two Double Bedrooms
- Spacious Lounge / Diner
- Private Terrace
- Two Bathrooms
- Shared Ownership Property Available To Staircase To 100% Leasehold Ownership On Completion

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2976.78

Ground Rent: 199.92

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

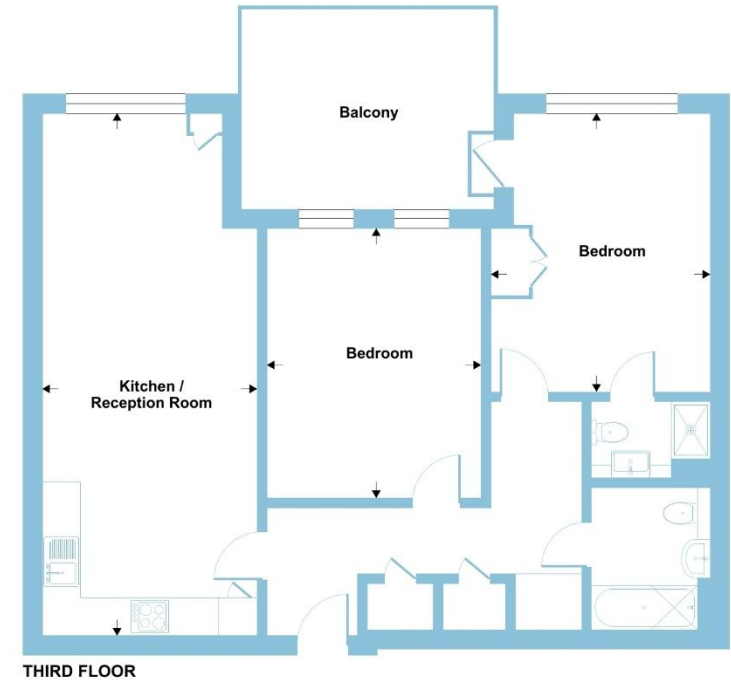
£340,000



Please note
the marker
reflects the
postcode not
the actual
property

Canning Square, Enfield, EN1

Approximate Area = 831 sq ft / 77.2 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). © nrichcom 2026. Produced for Barnard Marcus. REF: 1476943

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Property Ref:

ENF105672 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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