



Links Side, Enfield, EN2 7QT

welcome to
Links Side, Enfield

Barnfields are pleased to offer this superb three bedroom first floor balcony apartment in a sought after turning opposite Merryhills Primary School and just a short walk of Highlands and Grange Park Schools, between Enfield Town Centre with its rail stations (Moorgate Line and Liverpool Street Line) and Oakwood with its underground station (Piccadilly Line). This property is well located for transport links and amenities.

Offered to the market with no onward chain, this spacious home further benefits from a recently refitted kitchen.



Spacious Entrance Hall

Wood laminate floor, radiator, double glazed window to rear, two storage cupboards, doors to all rooms.

Lounge

18' 7" x 11' (5.66m x 3.35m)

Wood laminate floor, double glazed window to front, two radiators, coving to ceiling, double glazed patio doors to west facing balcony.

Kitchen

9' 6" x 9' 1" (2.90m x 2.77m)

Recently refitted comprising wall and base units with contrasting worksurface, inset sink and drainer with tiled splashback, double oven, integrated hob with extractor fan over, plumbing for washing machine, double glazed window to front, wood laminate floor.

Dual Aspect Bedroom One

13' 3" x 11' 3" max (4.04m x 3.43m max)

Fitted carpet, double glazed window to side, patio doors to balcony, radiator, coving to ceiling.

Bedroom Two

11' 1" x 11' 1" (3.38m x 3.38m)

Fitted carpet, double glazed window to front, TV point, built-in wardrobe, radiator, coving to ceiling.

Bedroom Three

10' 2" max x 7' (3.10m max x 2.13m)

Fitted carpet, double glazed window to side, fitted wardrobe, radiator, coving to ceiling.

Separate WC

Low flush WC, double glazed window to rear, radiator.

Bathroom

Vanity wash hand basin, panelled bath with shower over and glass shower screen, fully tiled walls, heated towel rail, double glazed window to rear.

Outside

Garage with up and over door. Parking for residents on a first come first served basis.



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welcome to

Links Side, Enfield

- Opposite Merryhills Schools & Close To Highlands & Grange Park Schools
- Chain Free
- Three Good Sized Bedrooms
- Garage & Parking
- Balconies To Lounge & Master Bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1550.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 124 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000

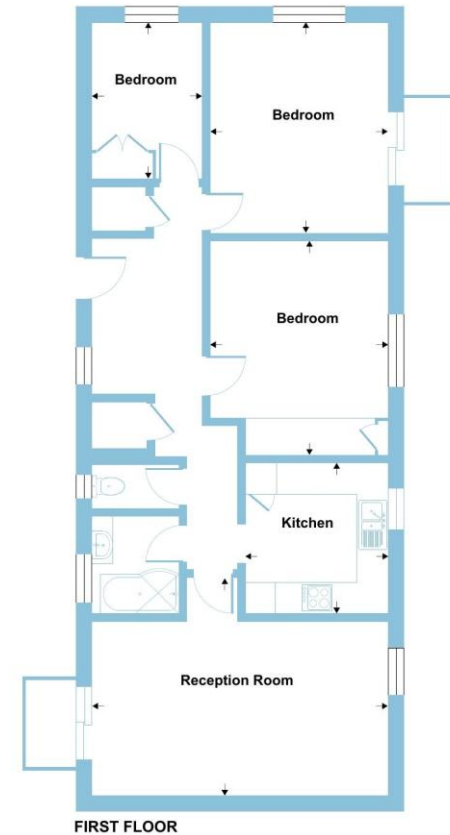


Please note the marker reflects the postcode not the actual property



Links Side, Enfield, EN2

Approximate Area = 905 sq ft / 84 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). © nñchecom 2026. Produced for Barnard Marcus. REF: 1538397

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Property Ref:
ENF106165 - 0002

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