



Framfield Court, Queen Annes Gardens, Enfield, EN1 2JJ

welcome to

Framfield Court, Queen Annes Gardens, Enfield

Situated in this popular residential tree lined turning forming part of the Bush Hill Park Conservation Area and within close proximity of local shops, schools and Bush Hill Park Rail Station (Liverpool Street/Weaver Line), we offer this beautifully appointed top floor, purpose built apartment. The property is located within close proximity of Enfield Town with its multiple shopping facilities, parks, pubs and restaurants.

Modernised and enhanced throughout to a high standard, this beautiful apartment offers spacious and modern living and has many pleasing features, which should be viewed at the earliest opportunity.





Entrance Hall

Engineered wood floor, coving to ceiling, door entryphone.

Lounge / Kitchen

16' 9" x 13' 6" (5.11m x 4.11m)

Lounge Area

Engineered wood floor, coving and spotlights to ceiling, double radiator, floor to ceiling window, storage / meter cupboard.

Kitchen Area

Modern fitted gloss cream base and wall cupboards, integrated fridge freezer, washing machine, dish washer, electric oven and grill, inset hob to worksurface with extractor fan over, single bowl stainless steel sink and drainer with tiled splashback, engineered wood floor, coving and spotlights to ceiling.

Bedroom

9' 8" x 8' 8" (2.95m x 2.64m)

Engineered wood floor, coving to ceiling, double radiator.

Bathroom WC

Modern fitted white suite comprising low flush WC, pedestal basin, panelled bath with mixer tap and shower attachment, fully tiled walls and floor, extractor fan, sunken spotlights to ceiling, heated towel rail.

Outside

Extensive lawns with mature boundaries surround the block with communal bin storage area to side.

Allocated Parking Space

The flat benefits from having its own allocated parking space to side.



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Framfield Court, Queen Annes Gardens, Enfield

- Share Of Freehold
- Allocated Parking Space
- 0.3 Miles To Bush Hill Park Station
- Modern Bathroom Suite
- Conservation Area Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 May 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£265,000



Please note the marker reflects the postcode not the actual property

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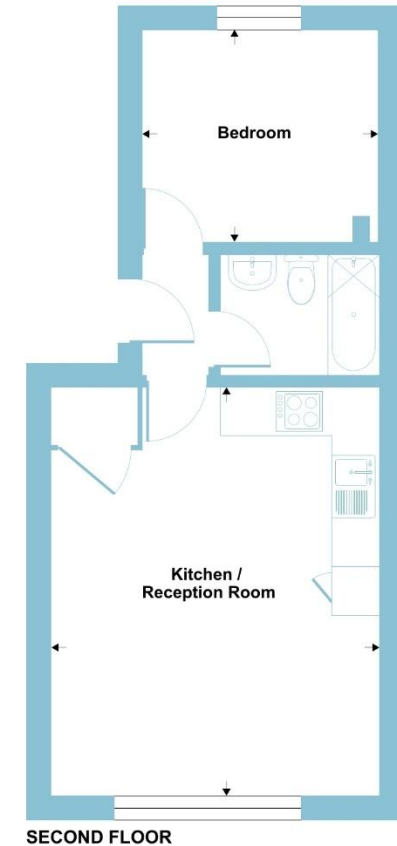
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Approximate Area = 373 sq ft / 34.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1423212

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020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



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