



OLD PARK RIDE, ENFIELD



- 2 BEDROOM GROUND FLOOR APARTMENT
- CONVERTED GEORGIAN MANSION
- DEDICATED COUNTRY COTTAGE ROSE GARDEN FOR EXCLUSIVE ACCESS & USE WITH THE
- REMOTE CONTROLLED SECURITY GATES
- DOUBLE GARAGE
- 999 YEARS LEFT ON THE LEASE
- SET IN STUNNING COUNTRYSIDE



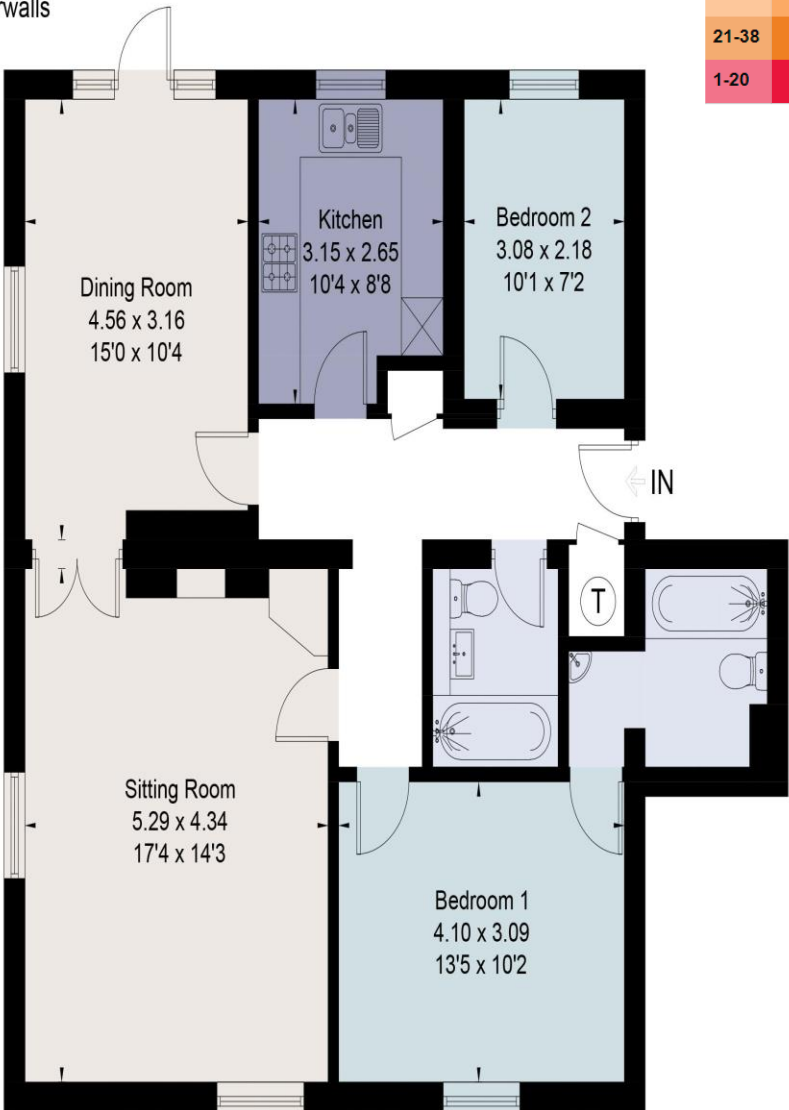
Old Park Ride
Enfield EN7 5HY

This beautifully presented ground floor apartment forms a part of a magnificent manor house that was built in 1759. The building had several incarnations having been a riding school and a children's convalescent home during WW2 before being converted into apartments. The spacious accommodation consist of: Entrance hallway, living room, dining room with direct access onto the delightful terrace leading to the private rose garden, kitchen, 2 bedrooms with the master having an en-suite bathroom plus a further family bathroom. Outside the property has a double garage and there is a large visitors car park directly in front. The mature landscaped gardens are a real delight with large areas of lawn, some woodland, and a pond. If you are looking to live in a peaceful rural location, yet be conveniently located for London, then viewing is highly recommended. The Birch is a 5 minute walk, an exclusive private members club & hotel with work hubs, offices, beautiful restaurants, swimming pool, gym, variety of leisure & entrainment classes, discount rates on accommodation & corporate/private event venues.

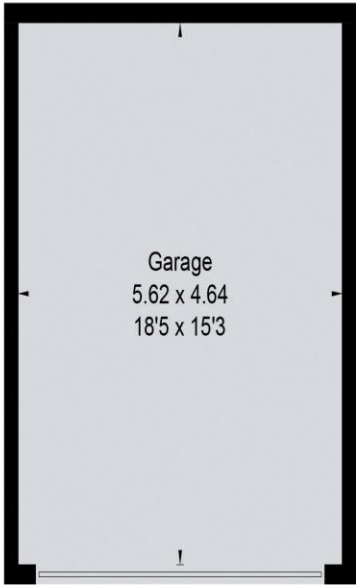
This luxury apartment is situated amongst pleasant grounds just a short drive from the A10/M25 and rail links to London at Crews Hill (Moorgate in around 36 minutes) and Turkey Street (Liverpool Street in around 32 minutes). Oakwood Tube on the Piccadilly Line is 18 minutes drive. There are local shops and other amenities close by in Enfield and Cuffley/Goffs Oak. The manor house is close to local schools including Forty Hill CofE and Worcesters Primary School and secondary schools such as the St Ignatius College and Lea Valley High School.



Approximate Area = 91.9 sq m / 988 sq ft
Garage = 26 sq m / 280 sq ft
Total = 117.9 sq m / 1268 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)
For identification only. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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