

Lanes

ESTATE AGENTS

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1 Eastwick Lodge, 4 Village Road, Enfield, EN1 2FB

£525,000

A wonderful two bedroom, two bathroom ground floor apartment, situated within this highly prestigious development which is a short walk from Enfield Town shops and Station and in one of Enfield's most sought after roads. The property boasts a host of delightful features including 1213 SQFT of living space, a master bedroom with an en-suite shower room, a lovely modern fitted kitchen with built in appliances, an attractive & spacious lounge/diner with doors leading to a private terrace. The flat is presented in excellent condition and under ground private parking for two cars. Internal viewing is highly recommended.



External entrance

Via a beautiful and stylish communal area, leading to the front door of the first flat.

Hallway

Via front door, coving to ceilings, spotlights to ceiling, entry system, doors to all rooms, radiator, alarm sensors, wood flooring.

Lounge

26'0" x 19'8" (7.92m x 5.99m)

Double glazed patio doors to front terrace, double glazed windows to front and side aspect, spotlights to ceiling, coving to ceiling, two radiators and doors to kitchen.

Kitchen

12'0" x 9'8" (3.66m x 2.95m)

Fully fitted kitchen units, granite work tops with tiled splashbacks, intergrated electric hob, oven and extractor fan, integrated dishwasher, microwave, fridge/freezer and washing machine, tiled flooring, spotlights to ceiling and radiator.

Bedroom One

19'3" x 12'3" (5.87m x 3.73m)

Double glazed windows to side aspect, part wood flooring, built in wardrobes, coving to ceiling, radiator and door to en-suite.

En-Suite

Fully tiled, spotlights to ceiling, shower cubicle, extractor fan, low flush WC, hand wash basin, heated towel rail, double glazed windows to rear aspect and shaver point.

Bedroom Two

16'6" x 10'11" (5.03m x 3.33m)

Double glazed windows to side aspect, spotlights to ceiling, coving to ceiling, built-in wardrobes, wood flooring and radiator.

Bathroom

Fully tiled, spotlights to ceiling, panel bath with mixer taps and shower attachment, shower cubicle, low flush WC, hand wash basin, heated towel rail, wall mounted storage cupboard, extractor fan, shaver point.

External Grounds

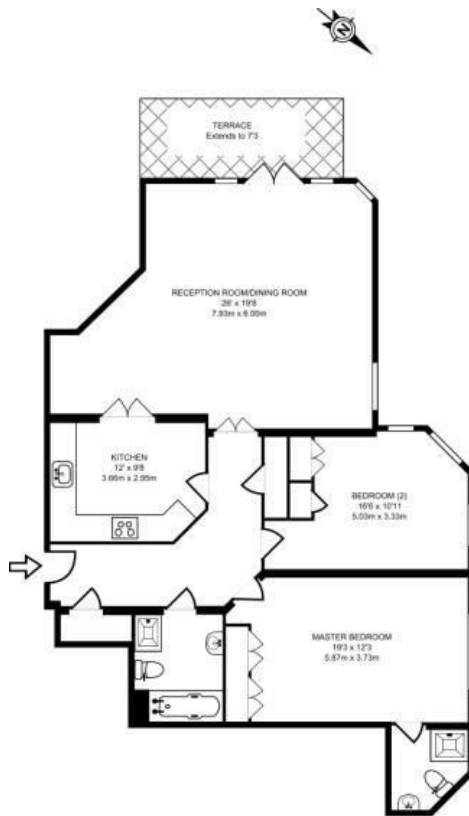
Underground parking with two allocated parking spaces, well maintained surrounding communal grounds.

Lanes Estate Agents Enfield Reference Number

ET5199/AX/AX/AX/061124

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		66	78
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1,213 SQ FT/112.74 SQ M

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

