



Flat 12, Stockbridge House 44 The Ridgeway, Enfield, EN2 8SF

£780,000



# Flat 12, Stockbridge House 44 The Ridgeway, Enfield, EN2 8SF

Welcome to Stockbridge House, 44 The Ridgeway, Enfield - a truly remarkable property. This duplex penthouse apartment boasts not only two reception rooms but also four spacious bedrooms and four en-suites, offering ample space for comfortable living.

Although the property is in need of modernisation, this presents an exciting prospect for those looking to unleash their creativity and design a bespoke living environment. Imagine the possibilities of transforming this penthouse into a contemporary masterpiece that reflects your unique style and preferences.

Situated in a prime location, this penthouse comes with the added benefit of a share of freehold, providing you with security and peace of mind. The property features a double garage, perfect for parking your vehicles, along with additional on-street parking for guests.

Located in Enfield, this property offers convenience and accessibility to a range of amenities, schools, and transport links, making it an ideal choice for families or professionals.

One of the standout features of this penthouse is the lift access, ensuring convenience and ease of movement throughout the property. Step outside onto one of the two private terraces and soak in the breath-taking views of the surrounding area, creating a perfect setting for relaxation or entertaining guests.

Don't miss out on the opportunity to own this penthouse apartment. Contact us today to arrange a viewing.



### Hallway

Doors leading lounge, dining room, kitchen, bedroom and W.C stairs leading to first floor landing and tiled floor.

### Lounge

25'7"x 13'0" (7.80m x 3.96m)

Dual aspect double glazed windows, two radiators and double glazed sliding door leading to balcony.

### Dining Room

11'6" x 11'5" (3.51m x 3.48m)

Double glazed window to rear aspect, double glazed sliding door leading to balcony and two radiators.

### Kitchen

17'2" x 12'9" (5.23m x 3.89m)

Double glazed bay windows to rear aspect, double glazed sliding door leading to balcony, eye and base level units with roll top worksurfaces, stainless steel sink with mixer tap and drainer unit, integrated appliances to include dishwasher, washing mashing, fridge and separate freezer, fitted oven, hob and extractor hood, tiled floor.

### W.C

Concealed low flush W.C, sink with mixer tap, radiator and tiled walls.

### Bedroom One

13'7" 12'1" (4.14m 3.68m)

Two double glazed windows to side aspect, fitted wardrobes, radiator and door leading to ensuite.

### Ensuuite

Concealed low flush W.C, sink with mixer tap, shower cubicle, tiled walls and floor.

### First Floor Landing

Double glazed window to side aspect, double glazed sliding door leading to terrace, airing cupboard, spotlights, radiator, doors leading to bedrooms two, three and four.

### Bedroom Two

18'7" x 10'4" (5.66m x 3.15m)

(Restricted Head Height) Three Velux windows, radiator, under eaves storage, storage cupboard and access leading to lobby.

### Lobby

Doors leading to dressing area and ensuite.

### Dressing Area

9'8" x 7'2" (2.95m x 2.18m)

Velux window and radiator.

### Ensuite

Two Velux windows, four piece suite comprising of bidet, concealed low flush W.C, tile enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, spotlights, tiled floor and walls.

### Bedroom Three

11'6" x 9'4" (max) (3.51m x 2.84m (max))

(Restricted Head Height) Velux window and door leading to ensuite.

### Ensuite

Velux Window, tile enclosed bath with mixer tap and shower attachment, concealed low flush W.C, pedestal wash hand basin with mixer tap, two radiators and spotlights.

### Bedroom Four

10'1" x 9'4" (3.07m x 2.84m)

(Restricted Head Height) Two Velux windows, fitted wardrobe, radiator and door leading to ensuite.

### Ensuite

Concealed low flush W.C, pedestal wash hand basin with mixer tap, shower cubicle, tiled floor and walls.

### Lanes Estate Agents Enfield Reference Number

ET5194/AX/AX/AX/251124

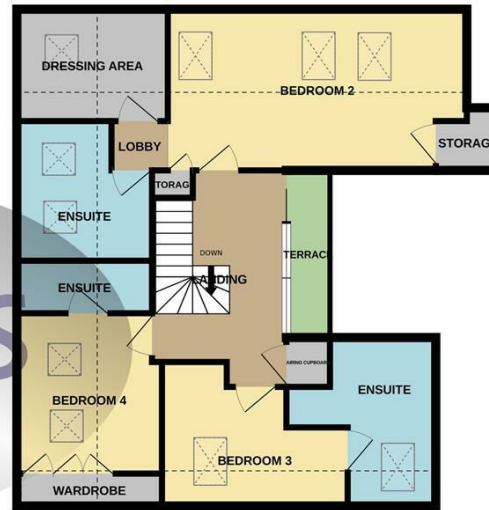




GROUND FLOOR  
1077 sq.ft. (100.1 sq.m.) approx.



TOP FLOOR  
779 sq.ft. (72.4 sq.m.) approx.

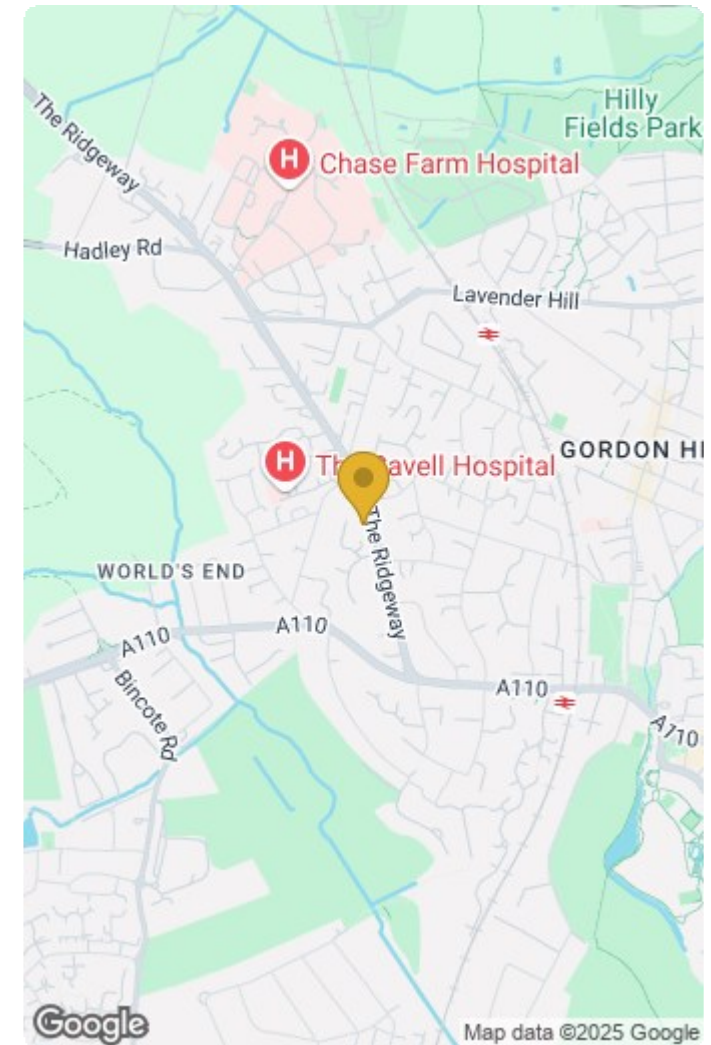


TOTAL FLOOR AREA : 1856 sq.ft. (172.4 sq.m.) approx.

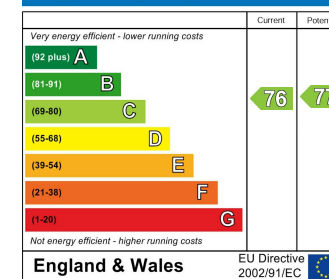
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

