



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

£425,000



**17 Eastwick Lodge 4 Village Road, Enfield, EN1 2FB**

Lanes Estate Agents are delighted to present this rare to market luxury one bedroom top floor penthouse. Situated within close proximity to Enfield Town multiple shops and transport links, this property benefits from large master bedroom with en suite facilities, a guest W/C, kitchen, exceptional lounge and large south easterly facing balcony. The property also benefits from a lift and gated underground parking with allocated space and more. Viewing is highly recommended to appreciate this property. Call now to avoid disappointment.



### **Inner Hallway**

Entryphone system, storage cupboard, airing cupboard, doors leading to lounge, kitchen, bedroom and guest W.C.

### **Lounge/Diner** 20'10" x 16'9" (6.35m x 5.11m)

Double glazed window to rear aspect, double glazed patio doors leading to balcony, air conditioning, two radiators and patio doors leading to kitchen.

### **Kitchen** 11'7" x 9'8" (3.53m x 2.95m)

Eye and base level units with granite worktop surfaces, stainless steel sink with mixer tap and integrated waste disposal, fitted electric oven with gas hob and extractor, integrated washing machine and dishwasher, space for fridge/freezer, radiator, spotlights and tiled flooring.

### **Bedroom** 13'4" x 12'10" (4.06m x 3.91m)

Double glazed window to rear aspect, air conditioning, radiator, fitted wardrobes and door leading to ensuite.

### **Ensuite**

Shower cubicle, pedestal wash hand basin with mixer tap, low flush W.C, spotlights, radiator, tiled floor and walls.

### **Guest W.C**

Pedestal wash hand basin with mixer tap, low flush W.C, radiator, tiled floor and part tiled walls.

### **Balcony**

South easterly facing.

### **Lanes Estate Agent Enfield Property Reference**

ET5099/AX/PB/AX/250923





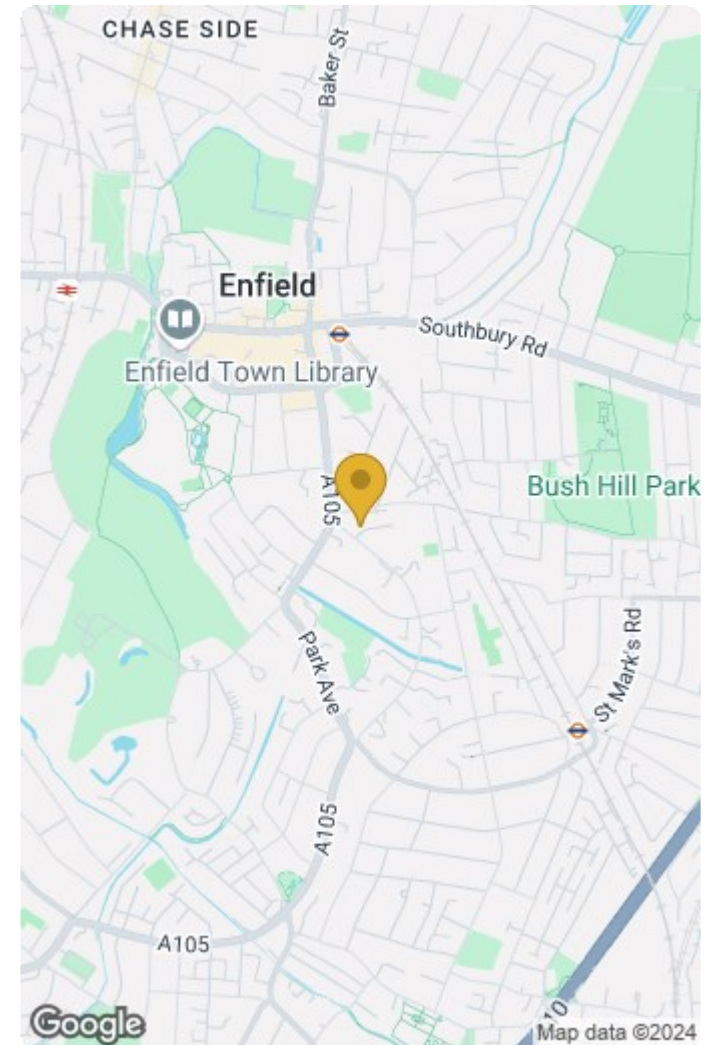
TOP FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	54
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

