



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

£525,000





## 1 Eastwick Lodge, Enfield, EN1 2FB

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









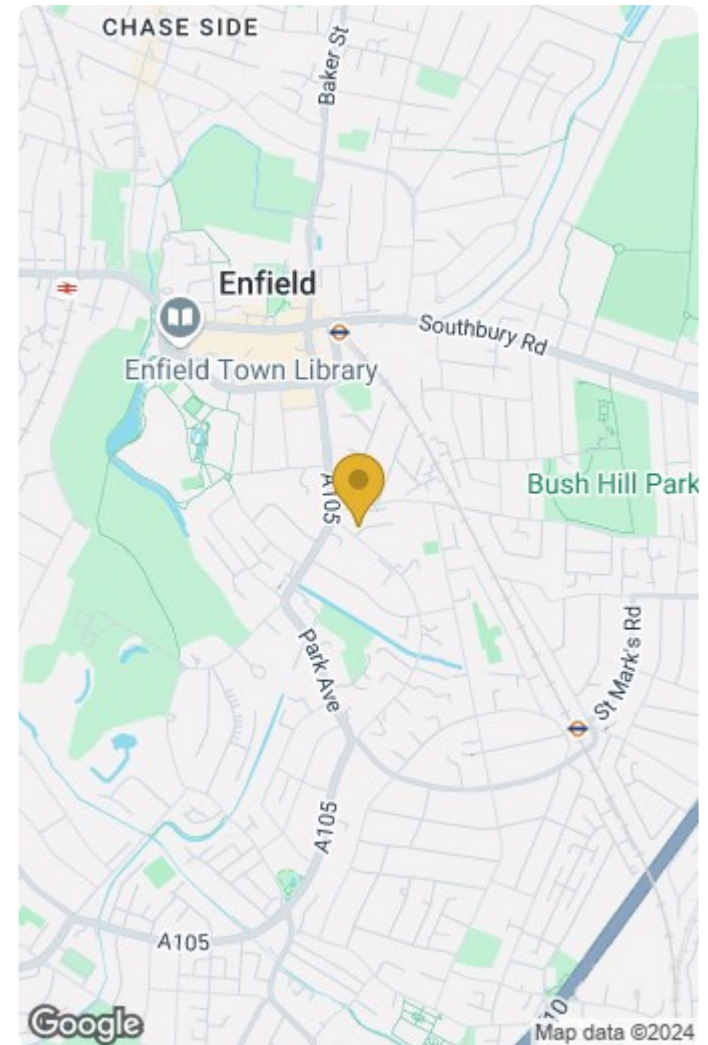




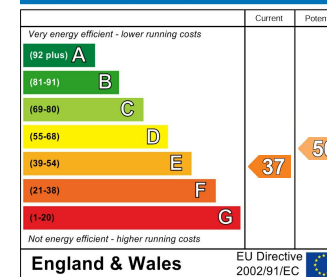
**GROUND FLOOR**  
1,213 SQ FT/112.74 SQ M

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

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

