



29 Wenlock House Eaton Road, Enfield, EN1 1GU

£375,000





## 29 Wenlock House Eaton Road, Enfield, EN1 1GU

Nestled on Eaton Road in the vibrant area of Enfield, this modern apartment offers a delightful blend of comfort and convenience. Built in 2014, this property boasts a contemporary design that is both stylish and functional.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, each designed to provide a peaceful retreat. The main bedroom includes a dressing area, adding an extra touch of luxury and practicality. With two bathrooms, morning routines will be a breeze, ensuring ample space for all residents.

One of the standout features of this property is the lift access, making it easily accessible for everyone. Step outside onto your private balcony, where you can enjoy a breath of fresh air and take in the views of the surrounding area.

Location is key, and this apartment does not disappoint. It is within walking distance to Enfield Town Train Station, providing excellent transport links for commuters. Additionally, the nearby shopping centre offers a variety of retail options, dining experiences, and local amenities, making everyday life convenient and enjoyable.

This property is offered chain free, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment presents an excellent opportunity to secure a modern home in a desirable location. Do not miss the chance to make this lovely apartment your own.



### **Hallway**

Laminate flooring, storage cupboard, doors leading to lounge, bedroom one, bedroom two and bathroom.

### **Lounge** 15'0" x 11'1" (4.57m x 3.38m)

Double glazed window to side aspect, double glazed door leading to balcony, open access to kitchen.

### **Balcony** 12'9" x 5'7" (3.89m x 1.70m)

Decked

### **Kitchen** 11'1" x 10'7" (3.38m x 3.23m)

Eye and base level units with roll top work surfaces, stainless steel one and a half bowl sink with mixer tap and drainer unit, fitted electric cooker with extractor hood, integrated dishwasher, space for washing machine and fridge/freezer, spotlights and tiled floor.

### **Bedroom One**

11'2" x 9'4" (bedroom only) (3.40m x 2.84m (bedroom only))

Double glazed window to side aspect, radiator, dressing area with door leading to ensuite.

### **Ensuite**

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

### **Bedroom Two**

10'9" x 10'8" narrowing to 8'2" (3.28m x 3.25m narrowing to 2.49m)

Double glazed window to side aspect, laminate flooring, radiator and airing cupboard.

### **Bathroom**

Panel enclosed bath with mixer tap, low flush W.C, pedestal wash hand basin with mixer tap, spotlights, tiled floor, part tiled walls and heated towel rail.

### **Lanes Estate Agents Enfield Reference Number**

Et5219/AX/AX/AX/170125











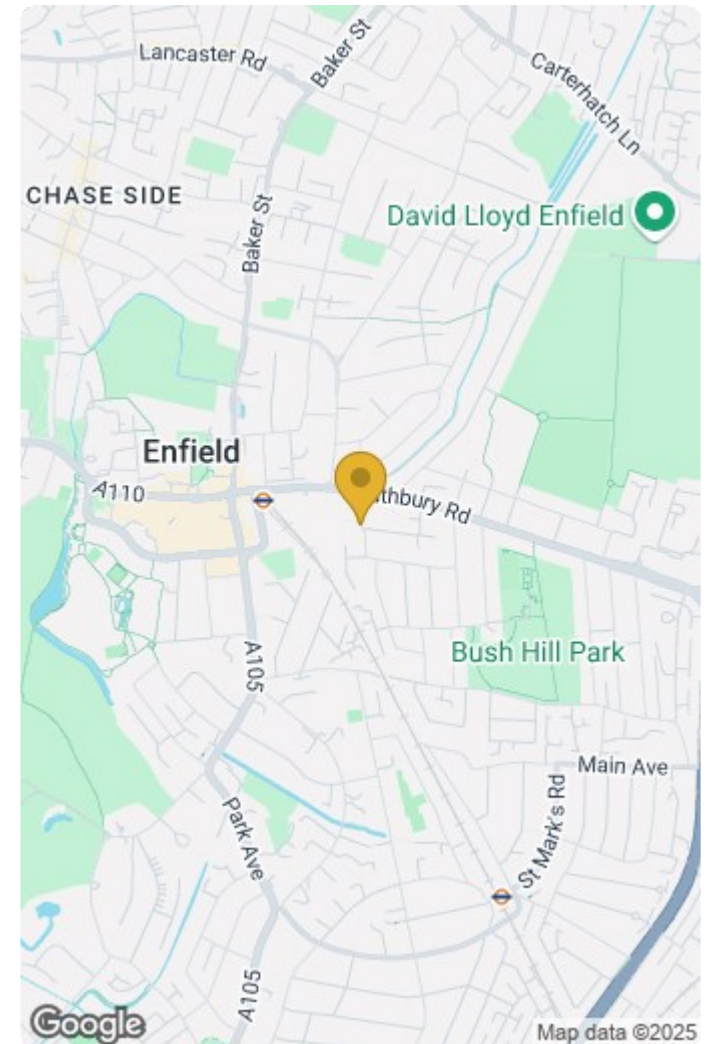
GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	