



Flat 10 Gladbeck Heights 5 Gladbeck Way, Enfield, EN2 7FG

£500,000



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****ONE OF A KIND**** Lanes are delighted to offer this bright and airy unique THREE bedroom duplex luxury apartment situated conveniently for Enfield Chase rail station and Enfield Town multiple shopping facilities. The property benefits from two underground allocated parking spaces, lift in block, balcony, unique vaulted ceilings, two secure storage areas and has the added incentive of being offered with no onward chain. Internal viewing highly recommended.



Inner Hallway

Video entry phone system, laminate wood flooring, radiator, doors leading to bedroom three, shower room and open plan lounge/kitchen.

Open Plan Lounge/Kitchen 23'7" x 14'6" (7.19m x 4.42m)

Double glazed windows to side aspect, double glazed patio doors leading to balcony, laminate wood flooring, spotlights, stairs leading to first floor landing, under stair storage cupboard, eye and base level units with granite worktop surfaces, granite breakfast bar, stainless steel sink with mixer tap and drainer unit, fitted electric oven, hob and extractor hood, integrated washing machine, dishwasher and under counter fridge and freezer.

Shower Room

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

Bedroom Three 15'7" (max) 10'6" (4.75m (max) 3.20m)

Double glazed 'Juliette Balcony' and radiator.

First Floor Landing

Storage cupboard and doors leading to bedroom one and two.

Bedroom One 14'7" x 10'7" (min) (4.45m x 3.23m (min))

Two double glazed windows to rear aspect, two Velux windows, spotlights, radiator, fitted wardrobe, storage cupboard, under eaves storage, Fire door leading to communal area, and door leading to bathroom.

Bathroom

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

Bedroom Two

Velux Window, radiator and airing cupboard.

Balcony 12'6" x 6'6" (3.81m x 1.98m)

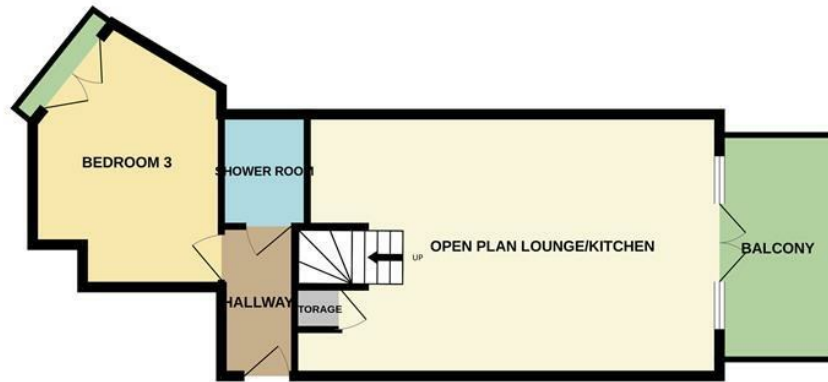
Lanes Estate Agent Enfield Property Reference

ET5038/AX/AX/AX/120923





GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.

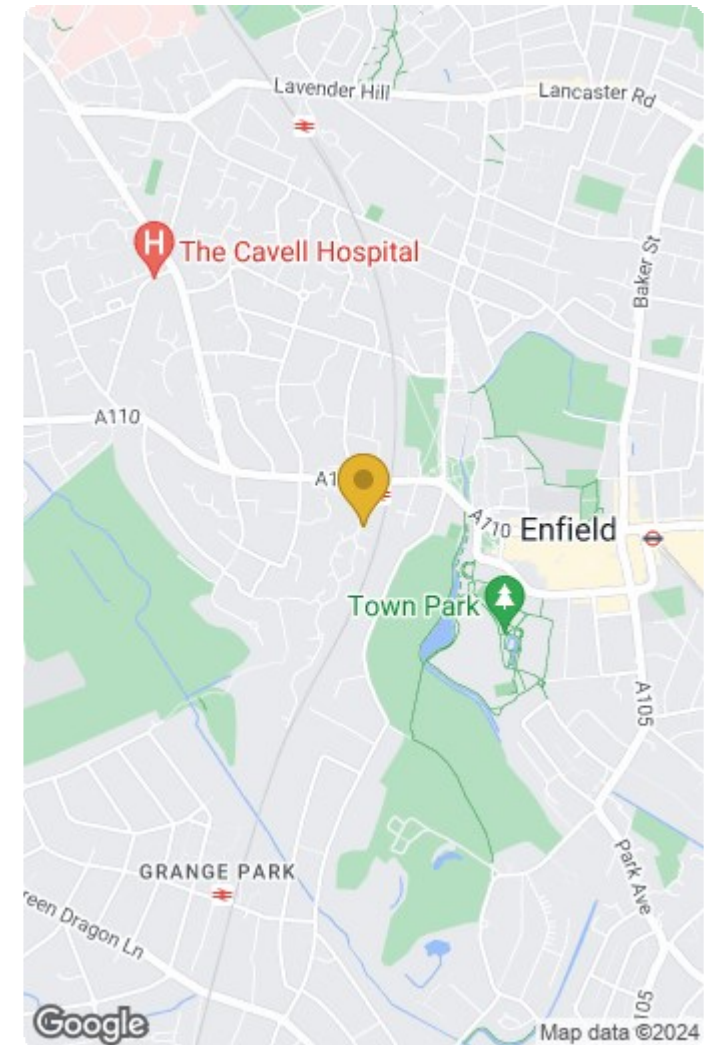


TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

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	Target
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		
England & Wales		EU Directive 2002/91/EC	

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

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

