



28 Slades Hill, Enfield, EN2 7EE

£775,000



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New to market since newly built in 2013, is a one of a kind bright and airy two double bedroom ground floor purpose built modern luxury apartment with its own south facing private garden. The private gated development offers an underground gated allocated parking space, luxurious entrance hallways and video Entryphone system. The property benefits from underfloor heating, a spacious modern fitted kitchen with integrated NEFF appliances, modern en-suite, grand entrance hallway and bi folding doors leading to private garden.

Perfectly located within 0.5 miles to Enfield Chase station, and a short bus ride to Oakwood Underground station. Bus stop opposite the property for easy reach. Within catchment to local school.

Viewing is highly recommended to fully appreciate this property. Call now to avoid disappointment.



Entrance Hallway

Via communal entrance, tiled flooring, underfloor heating, spotlights to ceiling, doors to:

Living Room

17'10" x 18'8" (5.44m x 5.69m)

Double glazed bi folding doors to rear aspect leading to garden, under floor heating, carpet, air conditioning unit, spotlights to ceiling.

Kitchen/Diner

18'9" narrowing to 11'4" x 13'8" narrowing to 7'5" (5.72m narrowing to 3.45m x 4.17m narrowing to 2.26)

Range of wall and base units with Quartz worktop surfaces, inset stainless steel one and a half bowl sink with drainer unit and mixer taps, Integrated NEFF appliances to include: washer/dryer, dishwasher, fridge/freezer, additional full size freezer, electric oven, microwave oven, induction hob, extractor above. under floor heating, double glazed window to rear aspect, bi folding door leading to garden.

Bedroom One

15'10" x 10'8" (4.83m x 3.25m)

Double glazed window to rear aspect, under floor heating, carpet, fitted wardrobes, air conditioning unit, door leading to en-suite.

En-Suite

Panel enclosed bath with mixer tap and shower attachment, double shower cubicle with mixer tap and over head shower, vanity unit with mixer tap, enclosed low level w/c, tiled floor, under floor heating, tiled walls, spotlights to ceiling, heated towel rail, extractor fan.

Bedroom Two

17'6" narrowing to 12'3" x 8'9" (5.33m narrowing to 3.73m x 2.67m)

Double glazed window to side aspect, carpet, fitted wardrobe, under floor heating.

Bathroom

Single shower cubicle with mixer tap and shower over, vanity unit with mixer tap, enclosed low level w/c, tiled floor, tiled walls, extractor fan, spotlights to ceiling, under floor heating.

Private Garden

South facing, flower beds surround with trees aligned, synthetic grass, paved patio across garden, fitted power awnings across both bi fold doors.

External Front

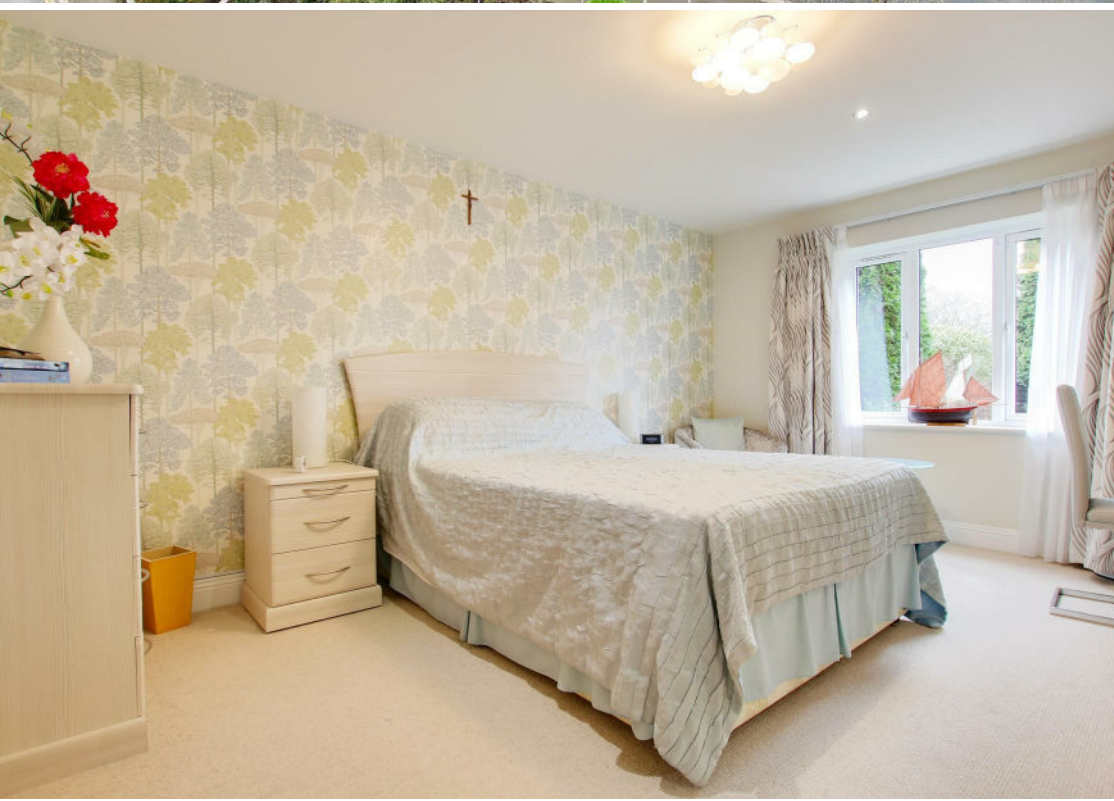
Communal grounds, video entry phone system.

Underground Parking

One allocated parking space, electric car charger, shutter secured parking.

Lanes Estate Agents Enfield Reference

ET5126/PB/AX/PB/070224





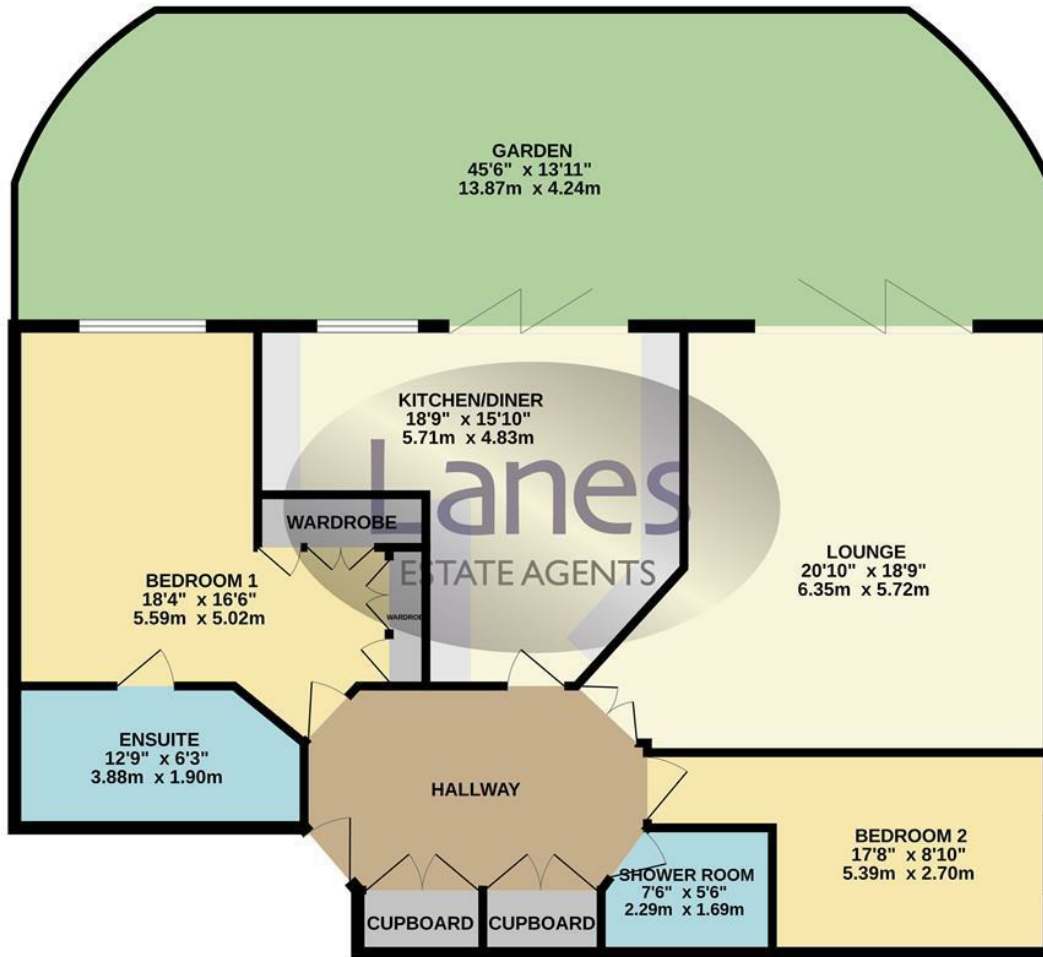
SOUTH VIEW COUNTRY

28

No Entry

Clar King

GROUND FLOOR
1177 sq.ft. (109.4 sq.m.) approx.

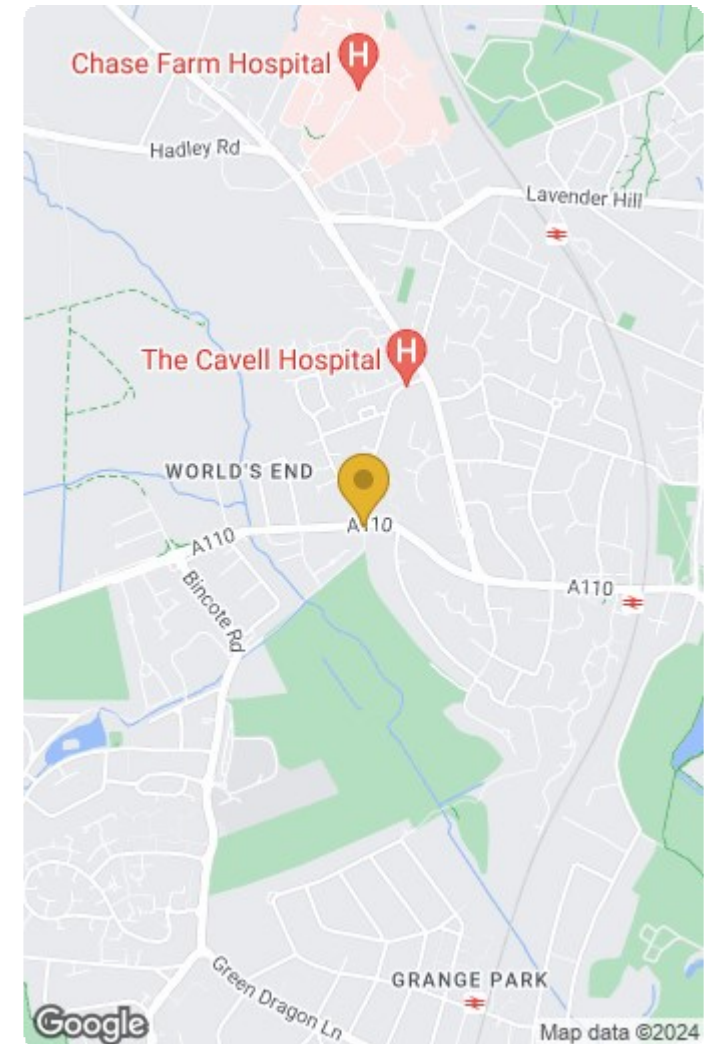


TOTAL FLOOR AREA: 1177 sq.ft. (109.4 sq.m.) approx.

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		Current	Target
Very energy efficient - lower running costs	(92 plus)	A	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		81	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	A
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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