



6 Kings Chase View, 60 The Ridgeway, Enfield, EN2 8LG

£437,500



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Lanes are delighted to offer this two bedroom first floor apartment situated on the ever popular 'The Ridgeway' and convenient for Gordon Hill rail station. The property benefits from allocated parking, en-suite to master bedroom, lift in block, share of freehold, fitted kitchen, gas central heating, video entryphone system, two double bedrooms and more. Viewing is highly recommended to fully appreciate this property. Call Now.



### **Inner Hallway**

Storage cupboard, video entry phone doors leading to lounge, bedroom one, bedroom two and bathroom.

### **Lounge** 19'6" x 12'4" (5.94m x 3.76m)

Double glazed double doors leading to own private balcony, two radiators and door leading to kitchen.

### **Kitchen** 9'9" x 7'11" (2.97m x 2.41m)

Double glazed window to the side aspect, eye and base level units, one and a half bowl sink with mixer tap and drainer, fitted cooker with extractor hood, integrated fridge and freezer, dish washer and space for washing machine.

### **Bedroom One** 11'9" x 10'6" (3.58m x 3.20m)

Double glazed window to the rear aspect, radiator and door leading to ensuite.

### **Ensuite**

Shower cubicle, wash hand basin, low flush W.C, radiator and part tiled walls.

### **Bedroom Two** 12'0" x 7'10" (3.66m x 2.39m)

Double glazed window to rear aspect and radiator.

### **Bathroom**

Panel enclosed bath with shower attachment, low flush W.C, wash hand basin, radiator and part tiles walls.

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

ET5154/AX/AX/AX/200424





FIRST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

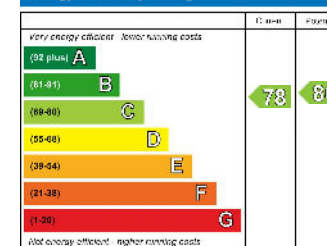
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

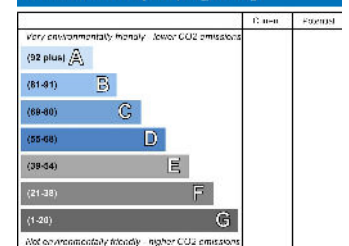


**Energy Efficiency Rating**



England & Wales E.U. Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales E.U. Directive 2002/91/EC

