



143 Lavender Hill, Enfield, EN2 0RH

£850,000

Lanes
ESTATE AGENTS

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Lanes Enfield are delighted to present to market this rare find, a beautiful 3 bedroom semi-detached home tucked away on a peaceful set-back turning off Lavender Hill, this home enjoys a blend of seclusion and central convenience.

This stylish and extensively upgraded home has been modernised throughout, offering near-new condition across every detail. From full insulation and plumbing to rewiring and designer finishes, this property feels like a newly built home.

The spacious open-plan ground floor features underfloor heating, grey porcelain tiles, 5.5m sliding glass doors, skylight, a feature electric fireplace and LED-lit shelving. The Sofia kitchen includes a central island, double oven, gas hob, Grohe tap, two integrated fridges, AEG microwave, and angled extractor hood—all tied together by a designer 3D gloss white tiled splashback.

Upstairs, all bedrooms have fitted wardrobes (including recessed TV areas), while the main bedroom features additional built-in storage. A sleek family bathroom and neutral décor complete the first floor. The insulated loft offers lighting, power, flooring, and standing height—perfect for storage.

Externally, the home is finished in 100mm EPS insulation with mineral render (no need for painting), new roofline and gutters, and a 100m² driveway for four cars. The landscaped 65m² garden includes decking, artificial grass, planters, garden lighting, a water feature, and a BBQ zone with a dedicated awning. To the rear, a 14m² insulated garden office/gym with WC and triple-glazed windows is complemented by an 8m² timber shed. A 9m² side utility space adds further functionality. With a 300L Megaflow system, Hive thermostat, pocket doors, glass banister, and quality upgrades throughout, this property combines design and substance.

Perfectly positioned in a sought-after pocket of Enfield, the property is just a 2-minute walk from Gordon Hill Station and a short stroll to Hilly Fields Park.



Hallway

Porcelain tile with wood effect, under stairs storage cupboard, under floor heating, airing cupboard, spotlights, doors to ground floor bathroom and kitchen/lounge.

Living Room/Dining Room 21'0" x 14'0" (6.40m x 4.27m)

Double glazed sliding doors to rear garden, porcelain tile with wood effect, under floor heating, skylight, feature fireplace. Into the Dining Room, laminate floors, under floor heating, radiator, spotlights, open to Kitchen.

Kitchen/Diner 13'08" x 11'01" (4.17m x 3.38m)

Double glazed uPVC window to front aspect, porcelain tile with wood effect, under floor heating, tiled walls, granite worktops, fitted double electric oven, gas hob, extractor hood, integrated microwave, stainless steel sink with mixer tap and drainer, integrated fridge freezer and additional freezer, space for washing machine and dishwasher, base level and eye level units, centre island with base units, spotlights.

Downstairs Bathroom 7'04" x 10'04" (2.24m x 3.15m)

Double glazed uPVC frosted window to side aspect, porcelain tile with wood effect, tiled walls, tiled bath with mixer taps and shower attachment, vanity hand basin with mixer taps, low level w.c, spotlights, heated towel rail, storage cupboards and utility cupboard housing the tumble dryer.

First Floor Landing

Carpet, double glazed uPVC window to side aspect, spotlights, doors to all rooms.

Shower Room 6'06" x 6'09" (1.98m x 2.06m)

Double glazed uPVC frosted window to rear aspect, porcelain tile with wood effect, tiled walls, shower cubicle, vanity hand basin with mixer tap, low level closed couple w.c, spotlights.

Bedroom One 10'09" x 14'0" (3.28m x 4.27m)

Double glazed uPVC windows to rear aspect, carpet, fitted wardrobes, radiator, spotlights.

Bedroom Two 10'09" x 11'0" (3.28m x 3.35m)

Double glazed uPVC windows to front aspect, carpet, radiators, fitted wardrobes, spotlights.

Bedroom Three 9'03" x 7'04" (2.82m x 2.24m)

Double glazed uPVC window to front aspect, carpet, radiator, fitted cupboard.

Garden

Artificial grass, desking, side access through the lean-to storage area, lighting, multi-purpose outbuilding (office/home gym), shed.

Outbuilding (Office/Gym)

Double glazed uPVC door, double glazed windows, power & lighting, plumbing for shower room.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1215 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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