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### 37 Waddington Close, Enfield, EN1 1NB

**£174,995**

Lanes Enfield are pleased to welcome to the market this studio apartment with separate sleeping area, perfect for first-time buyers or savvy investors. Situated on the second floor, the flat features a well-designed layout that includes a separate sleeping area, providing both comfort and privacy. With a brand new 125-year lease, you can enjoy the security and peace of mind that comes with long-term ownership.

The property boasts a welcoming reception room, ideal for relaxation. The bathroom is conveniently located, ensuring ease of access. One of the standout features of this apartment is its prime location; it is within walking distance to Enfield Town Shopping Centre, where you can enjoy a variety of shops, cafes, and amenities. Additionally, excellent transport links are nearby, making commuting a breeze.

This property is chain-free, allowing for a smooth and swift transaction. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this studio apartment on Waddington Close is not to be missed. Keys Held for immediate viewing,



## Hallway

## Lounge

11'9" x 10'4" (3.58m x 3.15m)

## Sleeping Area

9'1" x 6'9" (2.77m x 2.06m)  
(to fitted wardrobe)

## Kitchen

6'9" x 6'8" (2.06m x 2.03m)

## Bathroom

## Lanes Estate Agents Enfield Reference Number

ET5317/AX/PL/AX/030326

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>72</b>		<b>78</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 confirm 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.



7 Savoy Parade Southbury Road, Enfield, EN1 1RT

Tel: 020 8342 0101 Email: [et@lanesproperty.co.uk](mailto:et@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

