



3 Newport Lodge, 5 Village Road, Enfield, EN1 2DN

£459,995



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Nestled on Village Road in the charming area of Enfield, this larger than average two-bedroom first floor apartment presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

With two well-proportioned bedrooms, this flat offers ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the share of freehold, providing a sense of ownership and stability.

In addition to the generous living space, the apartment includes its own garage, a rare find in this sought-after location, as well as a delightful balcony where one can enjoy the fresh air and views.

Situated in close proximity to Enfield Town shopping centre, residents will find a variety of shops, cafes, and amenities just a short stroll away. The excellent transport facilities nearby make commuting to central London and beyond a breeze, enhancing the appeal of this property.

This flat is located in a popular area, making it an ideal choice for those looking to enjoy the vibrant community of Enfield while having the comfort of a spacious home. Do not miss the chance to view this exceptional property, which combines modern living with a prime location.



Hallway

Lounge 22'4" x 11'10" (6.81m x 3.61m)

Balcony 9'0" x 3'0" (2.74m x 0.91m)

Kitchen 10'0" x 7'0" (3.05m x 2.13m)

Bedroom One 16'4" x 14'0" (4.98m x 4.27m)

Bedroom Two 12'0" x 8'10" (3.66m x 2.69m)

Bathroom 8'0" x 8'0" (2.44m x 2.44m)

Garage

Lanes Estate Agents Enfield Reference Number

ET5332/AX/AX/AX/010526







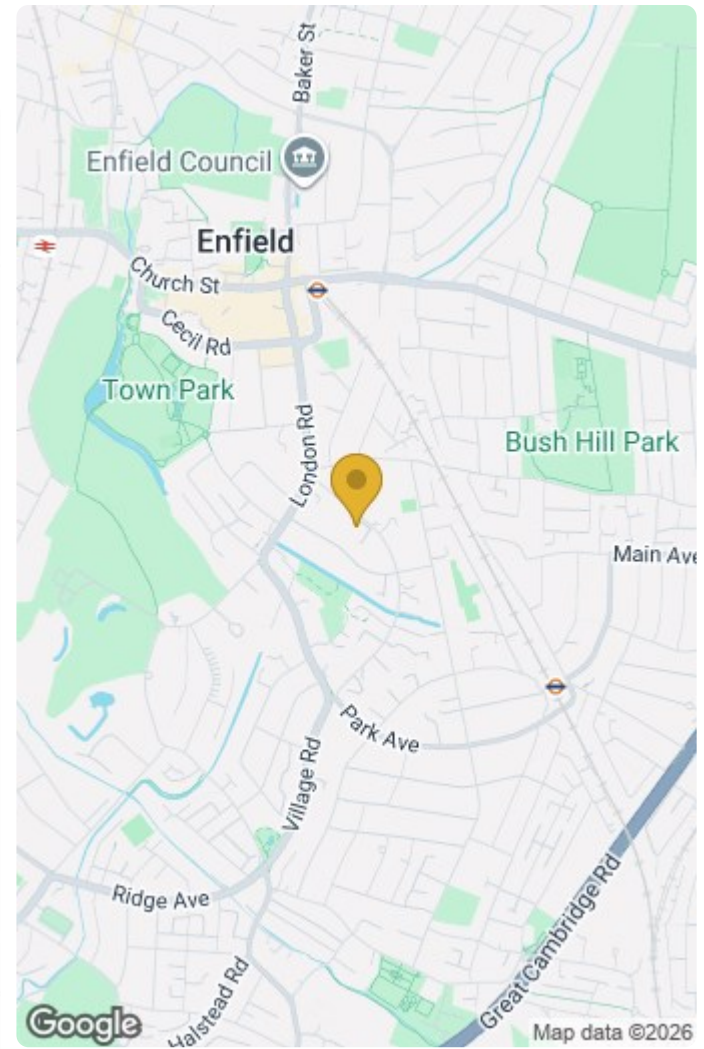
Approximate total area⁽¹⁾
 73.1 m²
 788 ft²

Balconies and terraces
 3.2 m²
 34 ft²

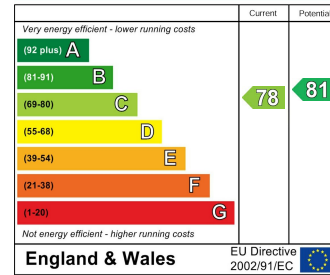
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

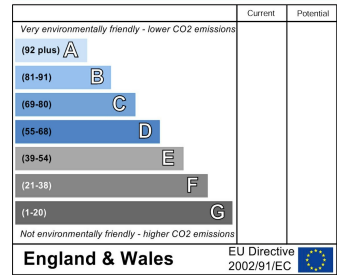
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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