



Flat 57, The Homestead Waterfall Road, London, N11 1LH
Offers In Excess Of £250,000



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Lanes are pleased to present to the market this One bedroom, second floor flat located within walking distance to Arnos Grove Underground Station. The property has many features to include double glazing, gas central heating and more. Great purchase for a first time buyer or as an investment. This also has the added incentive of being sold with no onward chain.



Inner Hallway

Laminate wood flooring, doors leading to all rooms and two storage cupboards.

Lounge 13'3" x 13'3" (4.04m x 4.04m)

Double glazed window to front aspect, laminate wood flooring and radiator.

Kitchen 13'2" (max) x 5'4" (4.01m (max) x 1.63m)

Double glazed window to front aspect, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer, tiled floor, part tiled walls, freestanding cooker, space for fridge/freezer and washing machine.

Bedroom 14'5" x 9'3" (4.39m x 2.82m)

Double glazed window to front aspect, laminate wood flooring and radiator.

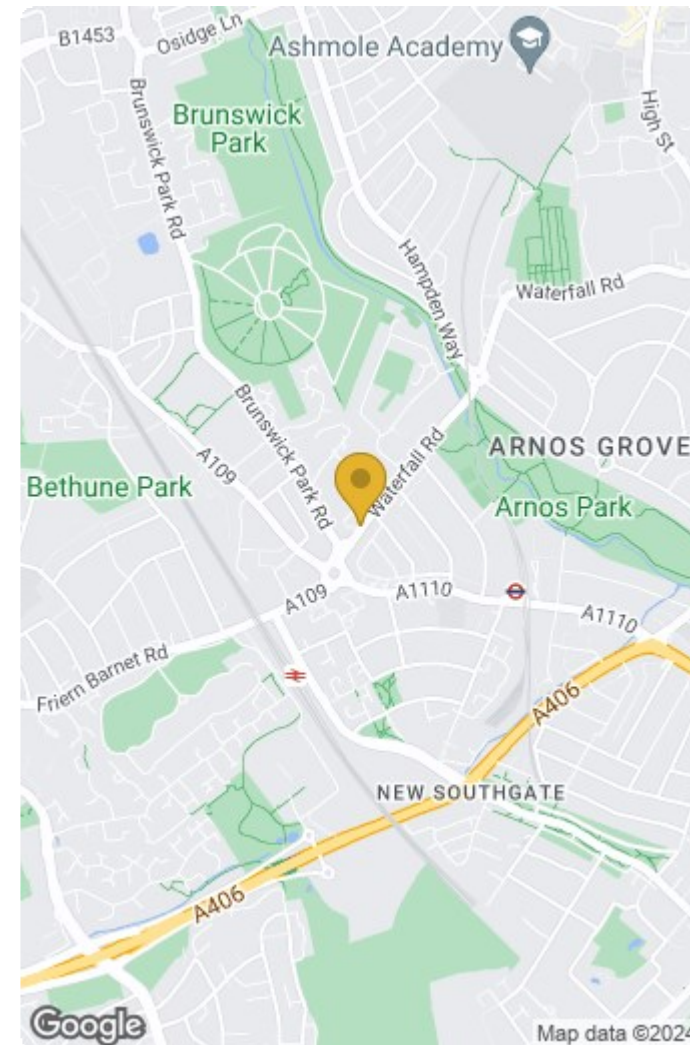
Bathroom

Tiled floor and walls, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush W.C.

Lanes Estate Agent Enfield Property Reference

ET5097/AX/AX/AX/250823





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	Potential
Very energy efficient - lower running costs			
(92 plus)	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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	