



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





## Flat 57, The Homestead Waterfall Road, London, N11 1LH

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.

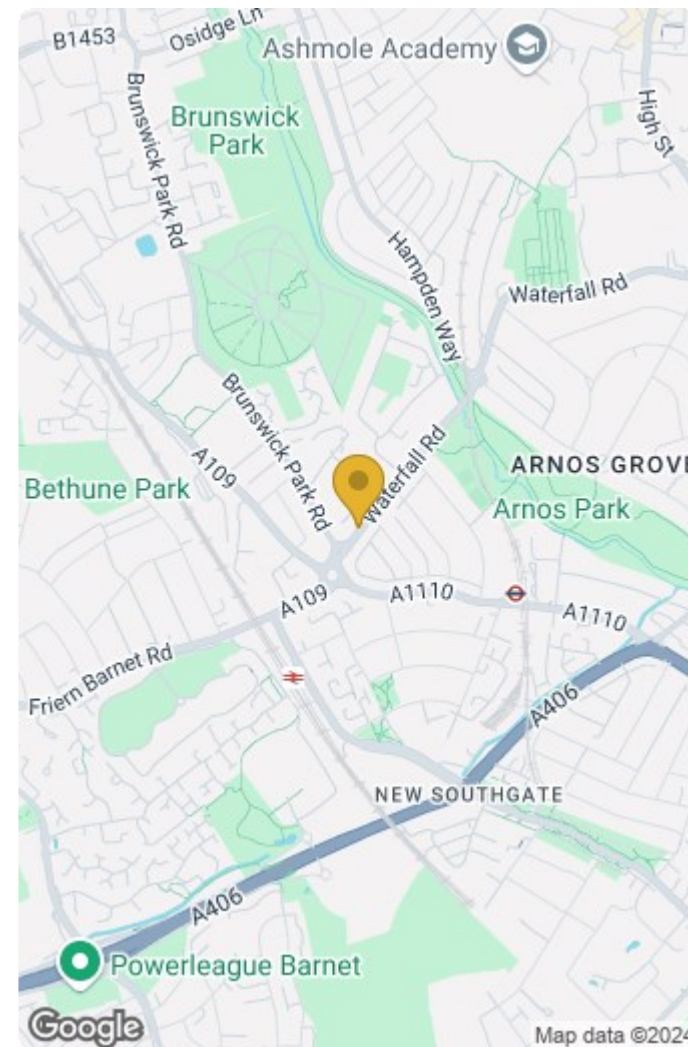
### **Lanes Estate Agent Enfield Property Reference**

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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |