



7 Kings Chase View, The Ridgeway, Enfield, EN2 8LG  
Offers In The Region Of £440,000



## 7 Kings Chase View, Enfield, EN2 8LG

Welcome to Kings Chase View in the sought-after area of The Ridgeway, Enfield! This delightful flat boasts a generous 1 reception room, 2 bedrooms, and 2 bathrooms, offering ample space for comfortable living. The property also features a bonus loft room, perfect for a home office or use as an additional room.

This apartment comes with a share of freehold, providing you with a sense of ownership and stability. You'll never have to worry about parking with the allocated parking space, making coming home a breeze.

One of the highlights of this property is the charming balcony, where you can unwind and enjoy the fresh air. Whether you're a first-time buyer, a small family, or looking for a great investment opportunity, this flat offers a perfect blend of comfort and convenience.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of Kings Chase View for yourself!



### **Inner Hallway**

Storage cupboard, radiator, video entry phone system, doors leading to all rooms, stairs leading to loft room.

### **Open Plan Lounge/Kitchen**

Lounge Area: 16'8" x 15'8"

Dual aspect double glazed windows, two radiators, double glazed patio doors leading to balcony.

Kitchen Area: 12'8" x 7'7"

Double glazed window to side aspect, breakfast bar, eye and base level units with roll top worksurfaces, fitted oven, hob and extractor hood, sink with mixer tap and drainer unit, space for washing machine and dishwasher, integrated fridge/freezer.

### **Balcony**

West Facing with views over greenbelt countryside.

**Bedroom One** 15'6" x 9'7" (4.72m x 2.92m)

Double glazed window to rear aspect, fitted wardrobe, radiator and door leading to ensuite.

### **Ensuite**

Frosted double glazed window to side aspect, shower cubicle, low flush W.C, vanity sink with mixer tap, heated towel rail, tiled floor and walls.

**Bedroom Two** 12'9" x 7'9" (3.89m x 2.36m)

Double glazed window to side aspect, radiator and fitted wardrobe.

### **Bathroom**

Panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, low flush W.C, heated towel rail, tiled floor and walls.

**Loft Room** 16'8" x 10'9" (5.08m x 3.28m)

(Restricted Head Height) Velux window, Large under eaves storage cupboard, spotlights, fitted wardrobe and radiator.

### **Lanes Estate Agents Enfield Reference Number**

ET5170/AX/AX/AX/120724

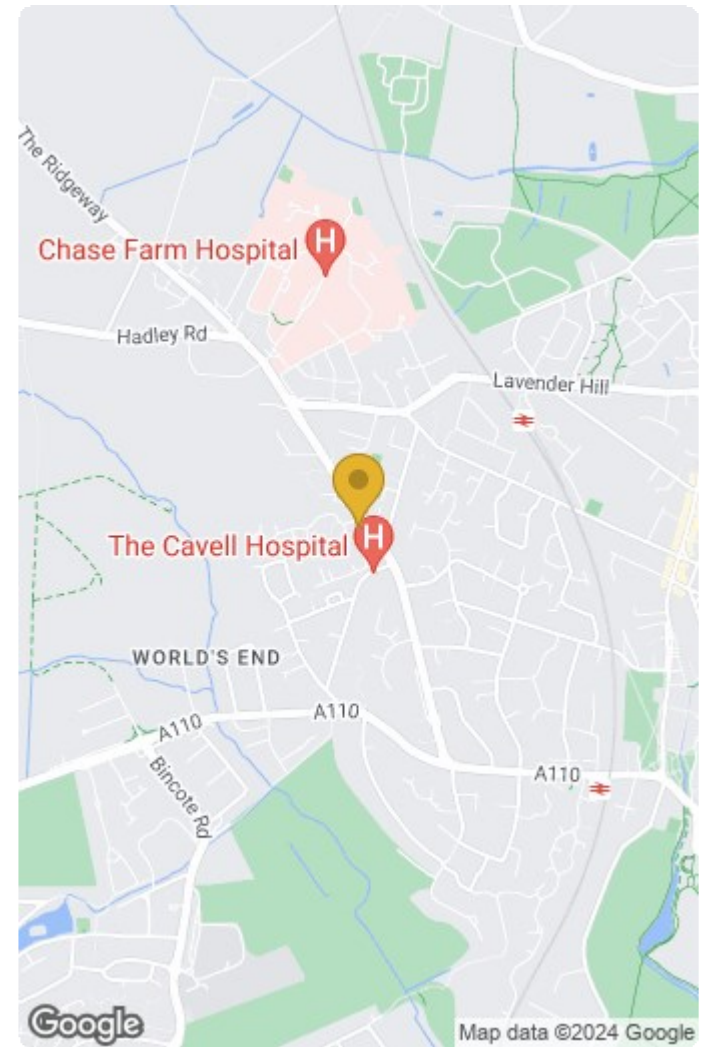
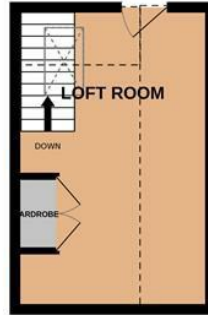




GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.  
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	

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