



33 Waverley Road, Enfield, EN2 7FP
£599,950



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Elysium Court is an immaculate, recently developed Two Bedroom apartment. A hidden gem in the heart of Enfield Chase, offering the highest level of luxury throughout. This apartment boasts two bedrooms, 2 lavish bathrooms (one en-suite), as well as private outdoor space, underfloor heating, bespoke Italian kitchens, custom-made wardrobes with the benefit of lift access throughout and allocated gated parking for added reassurance to name but a few.

The property is also located within close proximity to all local amenities including; Enfield Town Shopping Centre, bars, restaurants and a 6 minute walk to Enfield Chase railway station.

Viewing is highly recommended to fully appreciate this beautiful apartment. Call now to avoid disappointment!



Hallway

Doors leading to all rooms, tiled flooring and underfloor heating.

Lounge

17'2" x 13'1" (5.23m x 3.99m)

Bi-folding doors leading to roof terrace, under floor heating and tiled floor.

Kitchen

17'3" x 13'0" (5.26m x 3.96m)

Bi-folding doors leading to roof terrace, eye and base level units with worktop surfaces and integrated appliances, fitted double oven with gas hob, sink with mixer tap, tiled floor, spotlights and under floor heating.

Bedroom One

16'4" x 12'1" (4.98m x 3.68m)

Bi-folding door leading to terrace, fitted wardrobes, underfloor heating,, spotlights and door leading to ensuite.

Ensuite

Tile enclosed bath with bespoke wall mounted taps, shower cubicle, his and hers sink with mixer taps, concealed low flush W.C, under floor heating, tiled floor and walls.

Bedroom Two

12'8" x 12'4" (3.86m x 3.76m)

Double glazed window, spotlights and under floor heating.

Shower Room

Shower cubicle, concealed low flush W.C, vanity sink with mixer tap, heated towel rail, spotlights, tiled floor and part tiled walls.

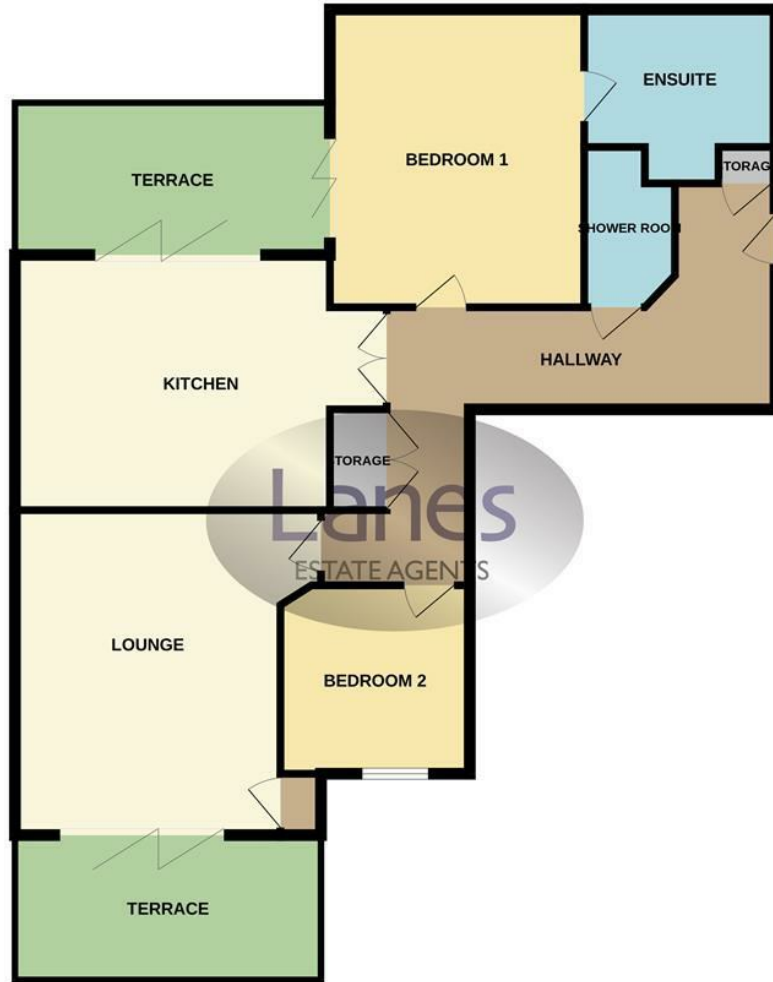
Lanes Estate Agent Enfield Property Reference

ET5076/AX/AX/AX/270124





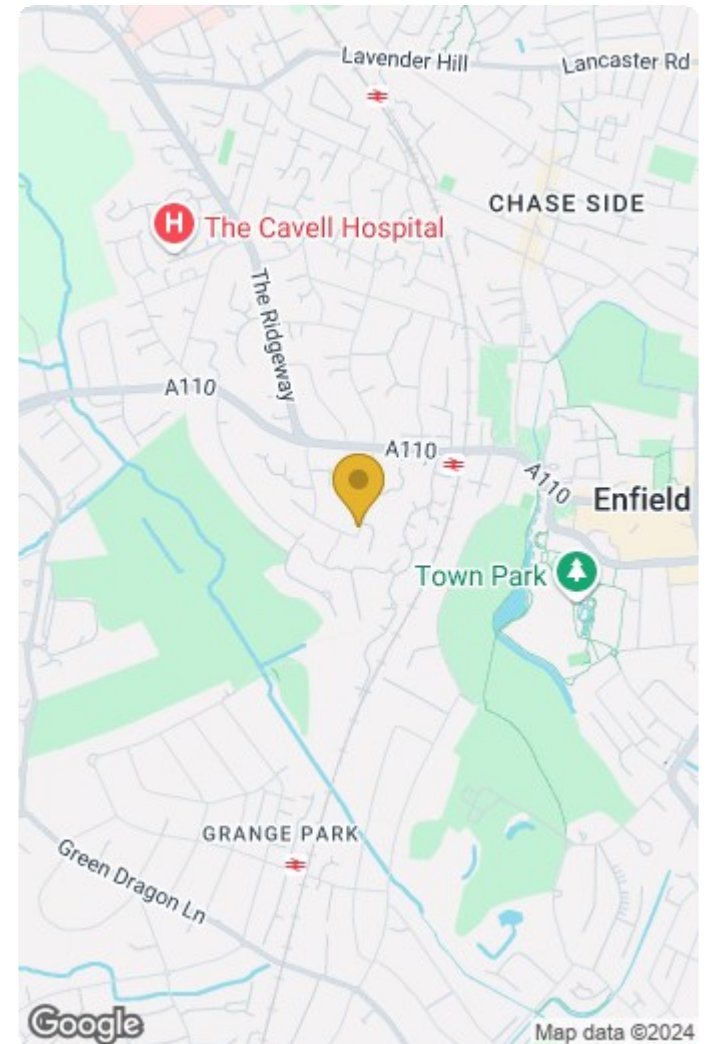
FIRST FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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 | | 87 | 87 |
| (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 | |

