



Flat 9 Silverthorne Lodge 10 Village Road, Enfield, EN1 2FF

£425,000

**Lanes**  
ESTATE AGENTS

## Flat 9 Silverthorne Lodge 10 Village Road, Enfield, EN1 2FF

Lanes Enfield Town are delighted to present to market Silverthorne Lodge, a beautifully maintained development just a 10-minute walk from Enfield Town Station. This well-presented first-floor apartment offers a perfect blend of space, comfort, and convenience, boasting two generous double bedrooms, including a spacious main bedroom complete with a four-piece en-suite bathroom. The living accommodation is particularly impressive, featuring a bright and airy 21ft lounge with ample room for both seating and dining, enhanced by a Juliet balcony that brings in plenty of natural light. A second private balcony extends from the kitchen and enjoys peaceful views over the landscaped communal gardens—ideal for relaxing or entertaining.

The apartment also benefits from a wide and welcoming entrance hallway that adds to the overall sense of space and sets the tone for the rest of the home. Additional features include secure gated underground parking, lift access to all floors, and the added advantage of being offered chain free, making it an ideal purchase for first-time buyers, downsizers, or investors looking for a hassle-free move. With its combination of size, style, and location, this is a property that truly stands out and must be seen to be fully appreciated.



### Hallway

Video entry phone system, storage cupboard, radiator, doors leading to lounge, kitchen, bedroom one, bedroom two and bathroom.

### Lounge 22'2" x 12'7" (6.76m x 3.84m)

Double glazed windows to rear aspect, double glazed patio doors leading to 'Juliette' balcony and three radiators.

### Kitchen Diner 13'6" x 9'8" (4.11m x 2.95m)

Double glazed window to rear aspect, double glazed patio doors leading to balcony, eye and base level units with marble worktop surfaces, stainless steel one and a half bowl sink with mixer tap and drainer unit, fitted double oven with gas hob and extractor hood, integrated dishwasher, washing machine, under counter fridge and under counter freezer, radiator, spotlights, part tiled walls and tiled floor.

### Balcony

With views over mature communal garden.

### Bedroom One 12'7" x 11'7" (3.84m x 3.53m)

Double glazed window to front aspect, fitted wardrobes, radiator and door leading to en-suite.

### En-Suite Bathroom

Four piece suite comprising of shower cubicle, panel enclosed bath with mixer tap, vanity sink with mixer tap, concealed low flush W.C, spotlights, radiator, part tiled walls and tiled floor.

### Bedroom Two 13'1" x 8'5" (3.99m x 2.57m)

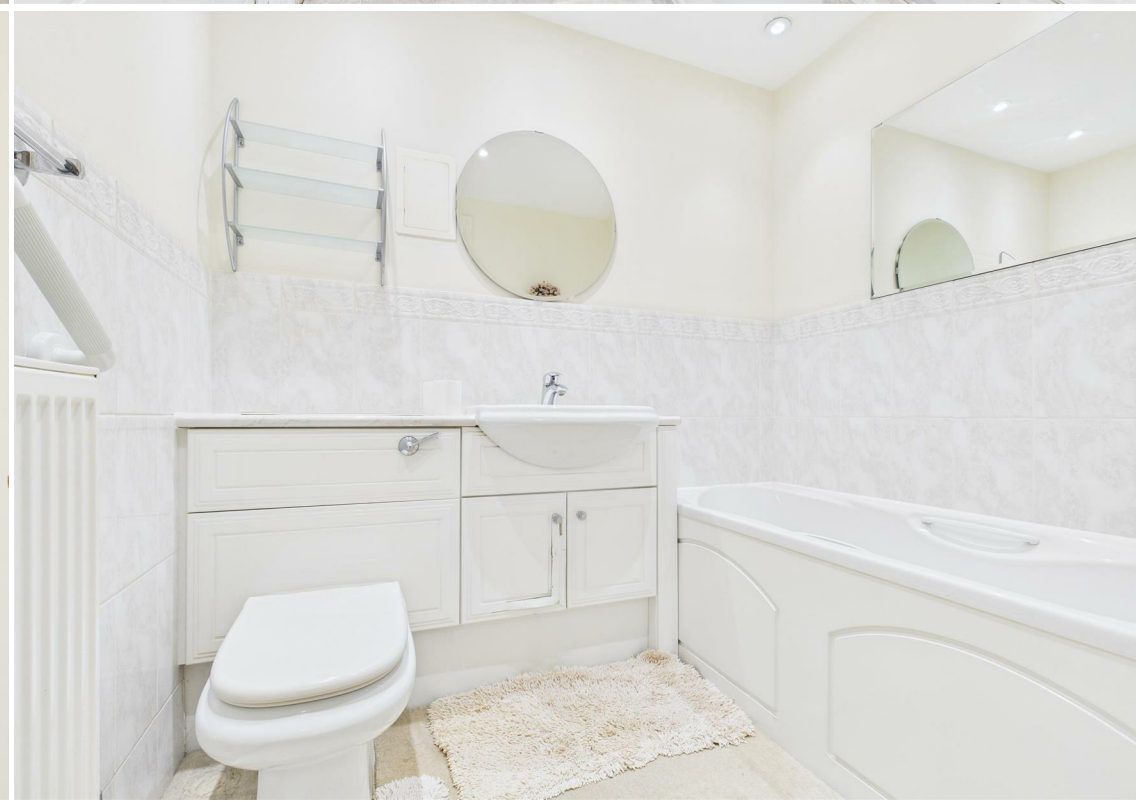
Double glazed window to rear aspect, radiator and fitted wardrobes.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, concealed low flush W.C, radiator, spotlights and part tiled walls.

### Lanes Estate Agents Enfield Reference Number

ET5262/CS/AX/AX/160625





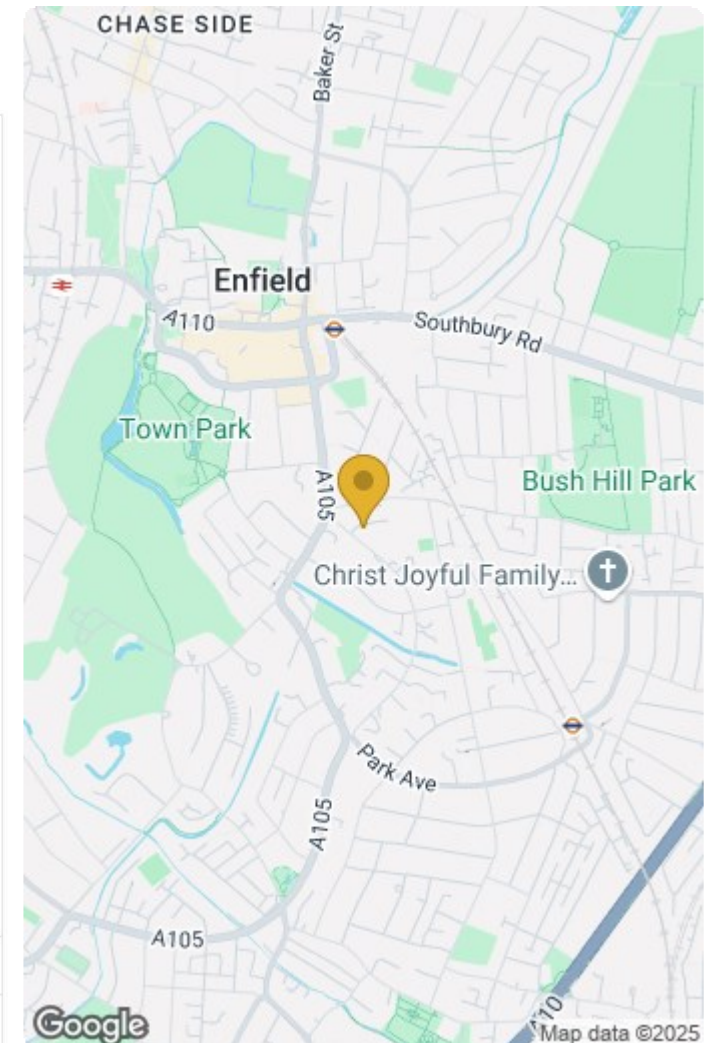


Approximate total area<sup>m</sup>  
942 ft<sup>2</sup>  
Balconies and terraces  
32 ft<sup>2</sup>

(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

|                                             | 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 |           |

#### 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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