

Velocity Way, EN3

PAUL BERG
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Offers Over £230,000
Leasehold

Modern & Secure First Home – Chain-Free

First-Floor One Bedroom Apartment

Step onto the property ladder with this stylish first-floor apartment, set within a secure and well-maintained development near Enfield Lock. Perfect for first-time buyers, this modern home offers bright and comfortable living in an excellent location.

Inside, you'll find a spacious open-plan kitchen with integrated appliances, a sleek modern bathroom, and ample storage throughout. Additional features include uPVC double glazing, gas central heating, and an allocated parking space, ensuring both comfort and convenience.

Location is key—Enfield Lock train station is just a short walk away, providing fast links into London, while the A10 & M25 offer excellent road connections. Whether you're commuting or exploring the area, everything is within easy reach.

Offered chain-free, this home is ready for you to move in with no delays. It also presents a great long-term investment, making it a smart choice for buyers looking ahead.

Don't miss out on this fantastic opportunity

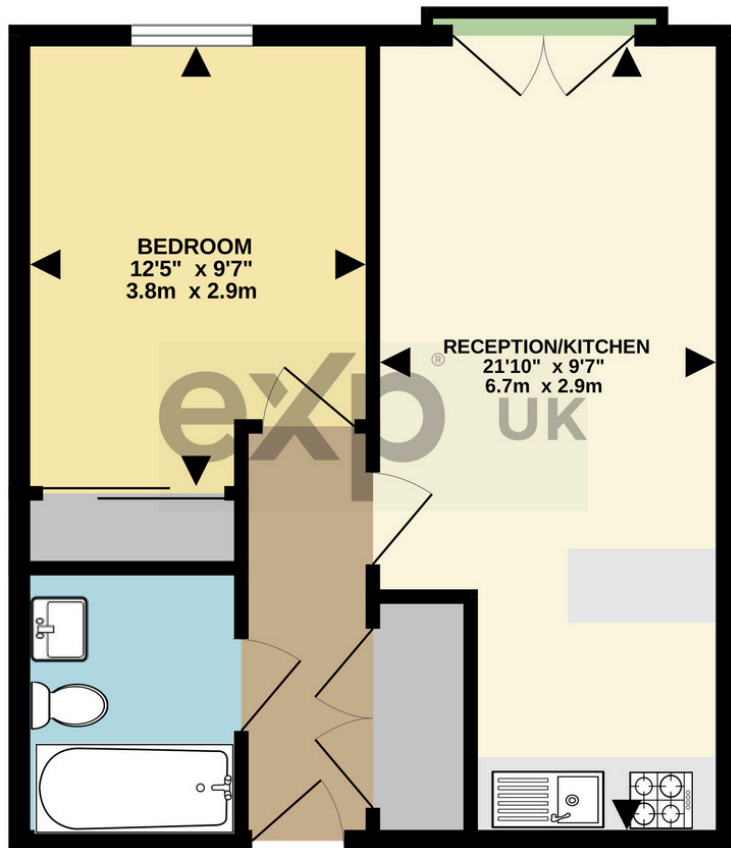


Tel: 07951 529 224

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FIRST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (39.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold - 980 years remaining

Service Charge: £1,341.27 per annum

Ground Rent: £380.00 per annum

Local Authority: London Borough of Enfield

Council Tax: Band B: £1,606.00 per annum

Website: paulberg.exp.uk.com

Email: paul.berg@exp.uk.com

