



WADE HOUSE, VILLAGE ROAD, EN1

£535,000

Share of Freehold





WADE HOUSE, VILLAGE ROAD, EN1

Welcome to this exceptional larger-than-average 2 double bedroom top floor flat, ideally situated on the sought-after Village Road, just moments from Enfield Town Centre and its train station. This beautifully presented home boasts a bright dual aspect and a private balcony, perfect for enjoying peaceful views. The property features underfloor heating, two stylish bathrooms, and an integral high-quality kitchen complete with modern appliances. Bespoke built-in wardrobes in both bedrooms provide ample storage, while the new roof ensures peace of mind. With the added benefits of two garages, communal parking, a share of the freehold, and a service charge that covers both buildings insurance and water bills, this flat offers a perfect blend of luxury and convenience in a desirable location.

Note from seller:

"Our flat is very private, there are only 3 apartments in this block, and they are the largest in Wade House. Our balcony is not overlooked and large enough to have breakfast with family and friends. Overall, this flat is very spacious and extremely bright as it has dual aspect windows. Having two garages means that one can be rented and the income contributes towards the service charge. We love the location, great for long walks, there are excellent coffee shops nearby, and it is very close to the main train stations to London."

EPC Rating: E
Council Tax Band: E

Terms of Lease: 999 years from May 2002.
Approximately 977 years remaining.
Service Charge: £1,900 P/A (including building insurance and water charges)

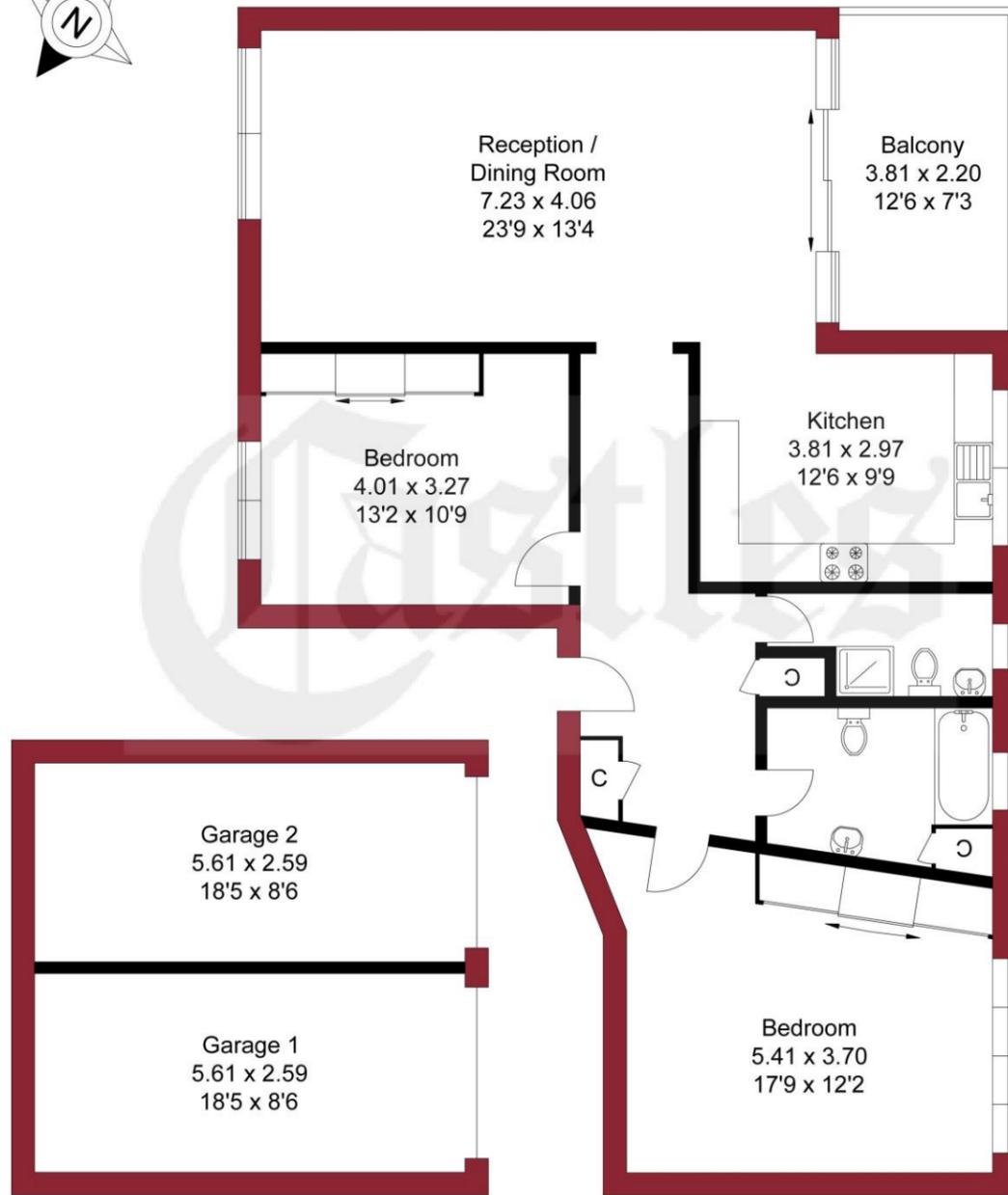
£535,000 **Share of Freehold**

Castles

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APPROXIMATE GROSS INTERNAL AREA
 98.95 sqm / 1065.08 sqft (Excluding Garage)
 128.86 sqm / 1387.03 sqft (Including Garage)



SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of Enfield

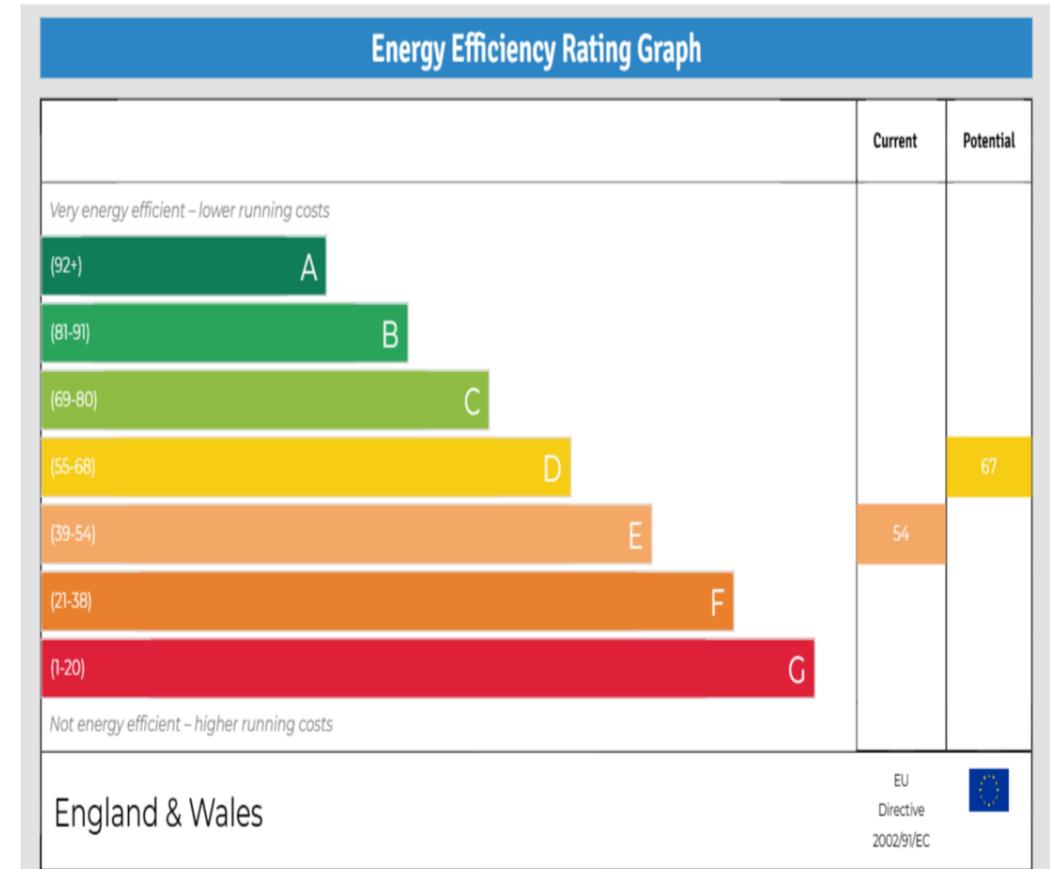
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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