



**Wenlock House, Eaton Road, Enfield, EN1 1GU**

**welcome to**

**Wenlock House, Eaton Road, Enfield**

Beautifully appointed top (fourth) floor, two bedroom apartment converted just over 10 years ago and situated in the heart of Enfield, with south facing terrace and outstanding southerly views incorporating the City skyline, Alexandra Palace and Epping Forest to the east. The beautifully modernised apartment is maintained to a high standard throughout and offers unique accommodation for the discerning purchaser. Centrally located, with just a few minutes walk of Enfield Town shopping centre, parks, schools, rail station (Liverpool Street Line) and within easy access of the A10 and M25.



### **Entrance Hall**

Video entryphone, large storage cupboard, dark wood effect floor.

### **Lounge**

14' 6" x 13' 2" ( 4.42m x 4.01m )

Dark wood effect floor, double radiator, floor to ceiling window with casement door to terrace, open planned to kitchen.

### **Terrace**

40' 2" x 8' 10" ( 12.24m x 2.69m )

As previously stated the paved south facing terrace has outstanding views from Epping Forest in the east, to the City skyline in the south to Alexandra Palace in the west.

### **Kitchen**

10' 8" x 9' 4" ( 3.25m x 2.84m )

Beautifully appointed in a range of modern gloss white base and wall units, with double bowl stainless steel sink, mixer tap over, integrated electric oven and grill with gas hob and extractor fan over, glass splashback, integrated fridge-freezer, plumbing for washing machine, cupboard housing wall mounted gas central heating boiler, sunken spotlights to ceiling, ceramic tiled floor.

### **Bedroom One**

16' 6" x 9' 4" ( 5.03m x 2.84m )

Fitted carpet, radiator, door to en-suite.

### **En-Suite**

Beautifully appointed comprising a large walk-in shower with glass shower screen, low flush WC, pedestal basin, extractor fan, heated towel rail, sunken spotlights to ceiling, ceramic tiled floor, part fully tiled walls.

### **Bedroom Two**

12' 8" max x 9' 2" ( 3.86m max x 2.79m )

Fitted carpet, radiator.

### **Bathroom**

Comprises a white suite, pedestal basin, panelled bath with mixer tap, shower attachment, low flush WC, fully tiled walls and floor, extractor fan, sunken spotlights to ceiling.

### **Outside**

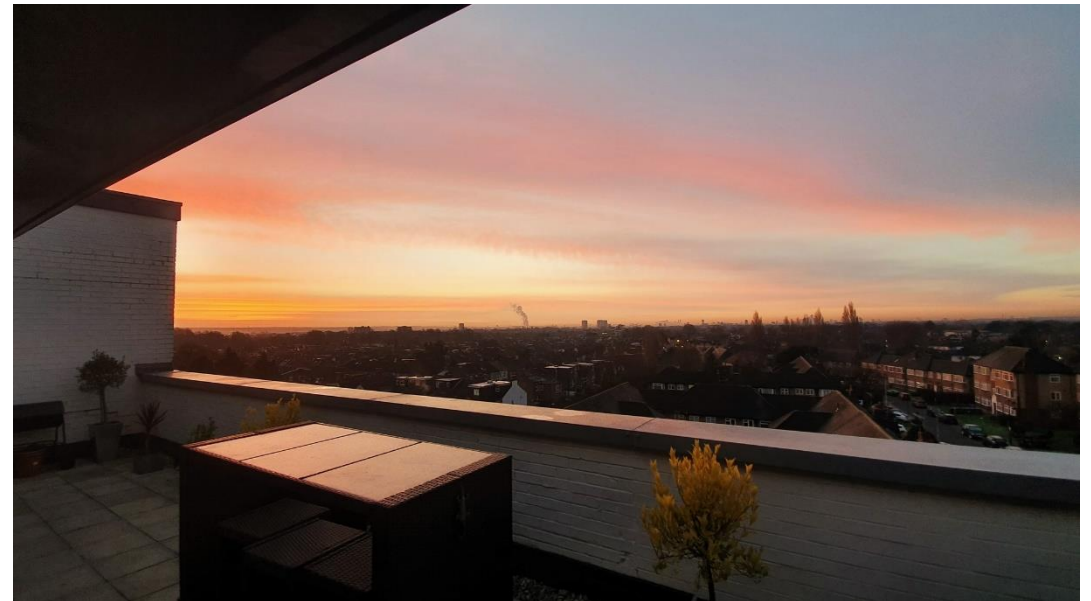
As previously stated the property enjoys its own 40' paved terrace and a secure allocated underground parking space.





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welcome to

## Wenlock House, Eaton Road, Enfield

- 40' South Facing Terrace
- Lift Service
- En-Suite To Master Bedroom
- Far Reaching Views
- Underground Secure Car Park

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

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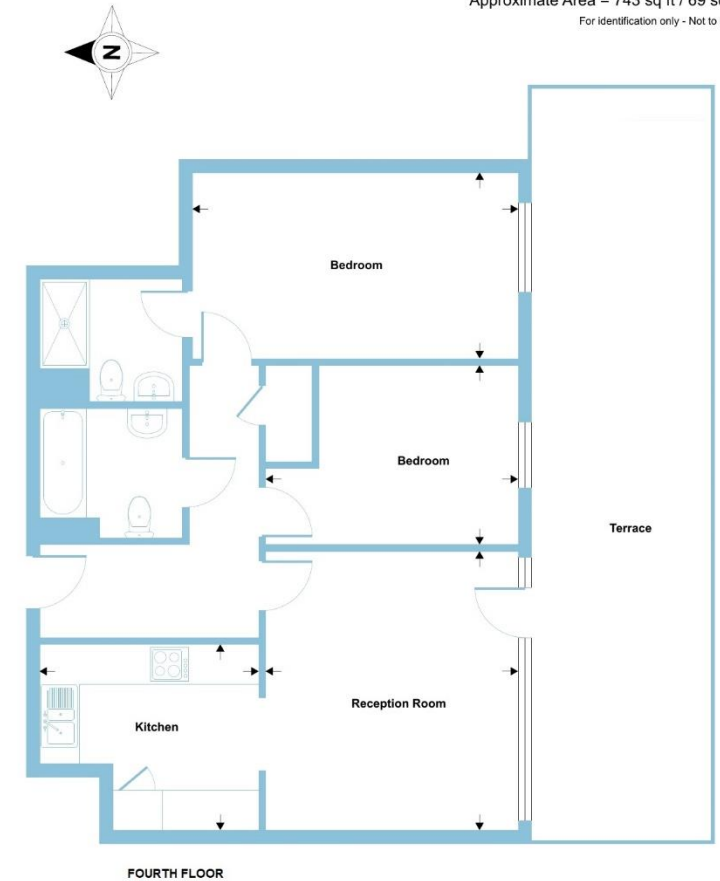
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Eaton Road, Enfield, EN1

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Barnard Marcus. REF: 1119054



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