



**Lancaster Road, Enfield, EN2 0BX**

**welcome to**  
**Lancaster Road, Enfield**

Rarely available, top floor two bedroom character conversion, situated in this excellent location with access to shops, schools, parks, bus routes and within close proximity and easy access of Enfield Town with its multiple shopping facilities, greenbelt countryside and M25 Motorway.

The bright and spacious and delightfully presented property has many character features and has been modernised and enhanced by the current vendor to a good standard throughout.





### **Landing / Entrance Hall**

Easy rise stairs to second floor, laminate floor, door entryphone system, window to rear (south facing aspect), double radiator, spotlights to ceiling.

### **Lounge**

16' 10" x 11' 3" into recess narrowing to 8' 7" ( 5.13m x 3.43m into recess narrowing to 2.62m )  
Wood laminate floor, two eaves storage cupboards, double radiator, brick exposed chimney breast, sunken spotlights to ceiling, open planned to kitchen/breakfast room.

### **Kitchen / Breakfast Room**

11' 11" x 9' 7" ( 3.63m x 2.92m )  
Comprising matching wall and base units with one and half stainless steel inset to granite worksurface and drainer, gas hob with fume extractor fan over, electric oven and grill, plumbing for washing machine and dishwasher, space for fridge-freezer, tiled splashback, marble tiled floor, eaves storage cupboard, sunken spotlights to ceiling.

### **Bedroom One**

16' 10" narrowing to 10' 3" x 11' 2" into recess ( 5.13m narrowing to 3.12m x 3.40m )  
Wood laminate floor, double radiator, two eaves storage cupboards, sunken spotlights to ceiling, brick exposed chimney breast.

### **Bedroom Two**

12' x 10' 10" ( 3.66m x 3.30m )  
Wood laminate floor, double radiator, sunken spotlights to ceiling. A portion of this room has limited head height.

### **Spacious Bathroom**

12' 1" x 5' 9" ( 3.68m x 1.75m )  
Comprises low flush WC, pedestal basin, panelled bath with mixer tap and shower attachment, glass shower cubicle, shaver point, wall light, part tiled walls, ceramic tiled floor, sunken spotlights to ceiling, window to rear, access to loft.



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welcome to

## Lancaster Road, Enfield

- Attractive Lounge
- Two Double Bedrooms
- Spacious Kitchen / Breakfast Room
- 106 Year Unexpired Lease
- Top Floor (Second)

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

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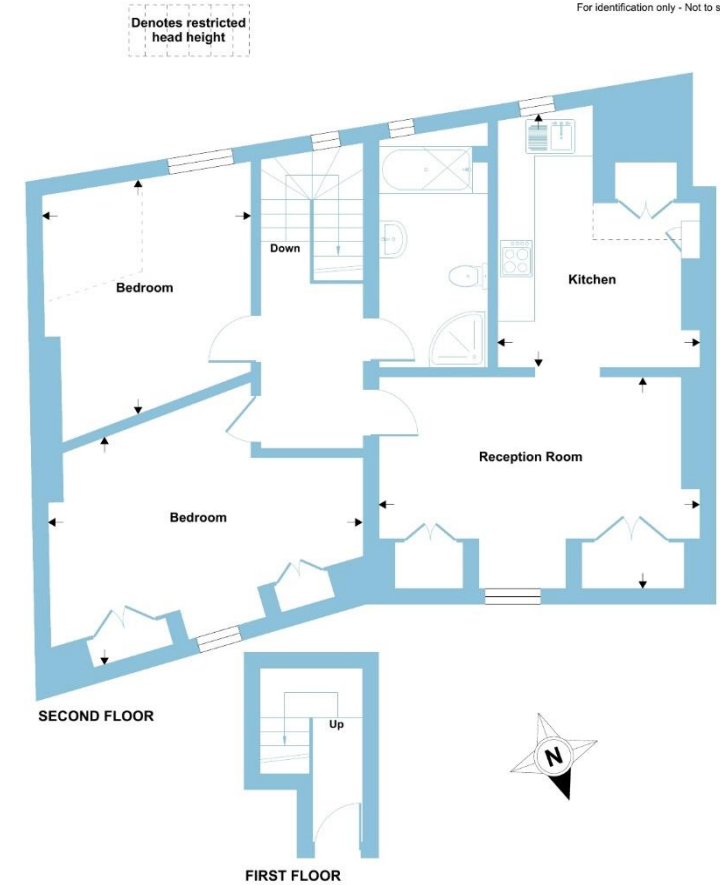
Property Ref:  
ENF104358 - 0003

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## Lancaster Road, Enfield, EN2

Approximate Area = 849 sq ft / 78.8 sq m  
Limited Use Area(s) = 63 sq ft / 5.8 sq m  
Total = 912 sq ft / 84.6 sq m  
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richeckom2024. Produced for Barnard Marcus. REF: 1121853 barnfields

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