



Lerwick Court Village Road, Enfield, EN1 2DP



welcome to

Lerwick Court, Village Road, Enfield

Barnfields are pleased to offer this spacious, purpose built top floor two bedroom balcony apartment in a delightful block in this most sought after tree lined turning within a level walk of Enfield Town multiple shopping centre, Bush Hill Park Rail Station (Liverpool Street Line), parks and schools.

The property benefits from a south west facing balcony and has many other pleasing features.



Hallway

Fitted carpet, double built-in storage cupboard, access to loft, door entryphone system.

Lounge

18' 1" x 12' 10" (5.51m x 3.91m)

Fitted carpet, coving to ceiling, double doors to entrance hall, door to kitchen, double glazed casement door to southwest facing balcony.

Balcony

Southwest facing with views over communal gardens to rear.

Kitchen

14' x 7' 5" (4.27m x 2.26m)

Fitted in light wood effect base and wall cabinets with inset one and a half bowl sink and drainer and hob with extractor fan over, integrated double oven and grill, plumbing for washing machine and dishwasher, space for fridge freezer, tile effect floor, large tank/storage cupboard, airing cupboard.

Bedroom One

16' 3" x 10' (4.95m x 3.05m)

Fitted carpet, range of built-in wardrobe cupboards.

Bedroom Two

16' 3" x 7' 10" (4.95m x 2.39m)

Fitted carpet, double built-in wardrobe cupboards.

Bathroom

Modern fitted suite comprising panelled bath with shower over, shower screen, wash hand basin, heated towel rail, tile effect floor, shaver point, frosted window to side, fully tiled walls, electric wall heater.

Cloakroom Wc

Low flush WC, tile effect floor, half tiled walls, frosted window to side.

Outside

Communal Gardens

Laid to lawn with shrubs and hedging to side and rear.

Garage

Brick built on block to rear.



view this property online barnfields.co.uk/Property/ENF104482



welcome to

Lerwick Court Village Road, Enfield

- South / West Facing Balcony
- Two 16' Bedrooms
- Share Of Freehold
- Large Lounge
- Excellent Access To Rail Stations

Tenure: Leasehold EPC Rating: F

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.

Offers Over

£375,000



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF104482 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Village Road, Enfield, EN1

Approximate Area = 778 sq ft / 72.2 sq m
For identification only - Not to scale



Please note the marker reflects the postcode not the actual property



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024. Produced for Barnard Marcus. REF: 1188854



barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)