



**Wade House, Village Road, Enfield, EN1 2DL**



**welcome to**

## **Wade House, Village Road, Enfield**

An excellent opportunity to purchase this spacious top floor purpose built apartment in a desirable development in one of Enfield's most sought after tree lined turnings, within level walking distance of Enfield Town shopping centre and rail station (Liverpool Street Line).

The accommodation requires some modernisation but features include:-





### **Entrance Hall**

Fitted carpet, cupboard housing gas central heating boiler (requires replacing), entryphone system.

### **Lounge**

18' 1" x 12' ( 5.51m x 3.66m )  
Fitted carpet, two radiators, delightful views over communal gardens.

### **Kitchen**

11' x 8' ( 3.35m x 2.44m )  
Stainless steel sink unit with cupboards under, matching base units, matching wall cabinets, fitted carpet.

### **Bedroom One**

15' x 11' 7" ( 4.57m x 3.53m )  
Fitted carpet, radiator, range of built-in wardrobe cupboards.

### **Bedroom Two**

11' 9" x 8' 2" ( 3.58m x 2.49m )  
Fitted carpet, radiator.

### **Spacious Bathroom**

Panelled bath with mixer taps and shower attachment, shower curtain and rail, pedestal wash hand basin, radiator.

### **Separate WC**

Low flush suite, radiator, fitted carpet.

### **Outside**

Communal gardens surround the block with extensive lawn, driveway access to garages. The flat enjoys ownership of one of the garages.



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## Wade House, Village Road, Enfield

- Spacious Lounge With Delightful Outlook
- Good Sized Kitchen
- Two Double Bedrooms
- Own Garage
- Share Of Freehold

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

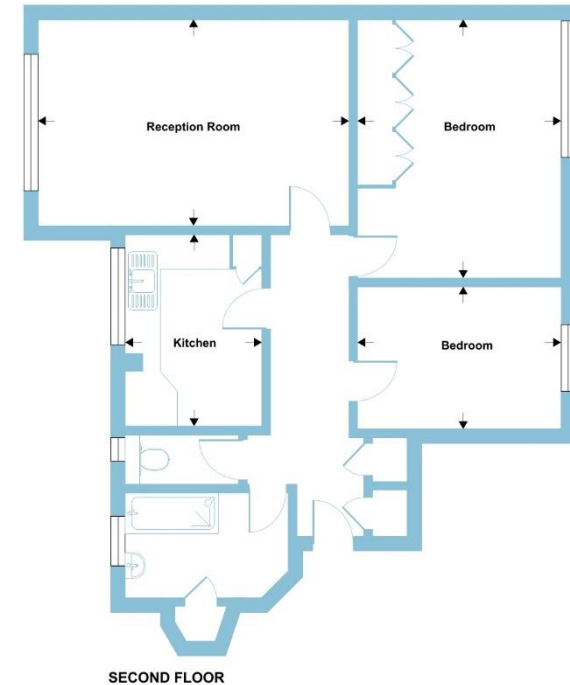
# £350,000



Please note the marker reflects the postcode not the actual property

Wade House, Village Road, Enfield, EN1

Approximate Area = 784 sq ft / 72.8 sq m  
For identification only - Not to scale



SECOND FLOOR

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Property Ref:  
ENF104789 - 0003

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1216463



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