



Lavender Hill, Enfield, EN2 8NP

welcome to

Lavender Hill, Enfield

Spacious two bedroom top floor apartment with south facing garden, situated in this popular residential location, built approximately 17 years ago and within minutes of local shops, Gordon Hill Station (Moorgate Line) and within easy access of Enfield Town with its multiple shopping facilities, the A10 retail parks, the M25 Motorway and greenbelt countryside.

The property has been maintained to a high standard throughout and has many pleasing features.



Entrance Hall

Fitted carpet, double radiator, access to loft, airing cupboard with gas central heating boiler.

Dual Aspect Lounge

13' 7" x 13' 2" (4.14m x 4.01m)

Wood effect floor, double radiator, vaulted ceiling with feature window, sunken spotlights to ceiling, open planned to:-

Kitchen / Breakfast Room

14' 5" x 9' 5" (4.39m x 2.87m)

Comprises a range of gloss white base and wall cupboards with granite worksurface over, single bowl stainless steel sink and drainer, electric hob with electric oven and grill, chrome extractor fan over, tiled splashback, space for fridge-freezer, sunken spotlights to ceiling, wood effect floor, open planned to lounge, vaulted ceiling.

Triple Aspect Bedroom One

13' 3" x 13' 4" max (4.04m x 4.06m max)

Fitted carpet, double radiator, vaulted ceiling with feature window to rear aspect.

Bedroom Two

10' 3" x 6' 10" (3.12m x 2.08m)

Fitted carpet, velux window, double radiator.

Bathroom

Beautifully appointed in a modern white suite, comprising panelled bath with mixer tap and shower attachment, glass shower screen, low flush WC with concealed cistern, vanity basin with tiled splashback, part tiled walls, heated towel rail, tiled floor, Velux window to side aspect, sunken spotlights to ceiling, extractor fan.

Outside

Rear Garden

South facing rear garden, laid to lawn, shared timber shed. Pedestrian access to allocated parking space. Allocated parking space is accessed via Acorn Close.



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Lavender Hill, Enfield

- South Facing Rear Garden
- Large Lounge / Kitchen Diner
- Own Parking Space
- Modern Fitted Bathroom
- Long Lease

Tenure: Leasehold EPC Rating: C

Service Charge: 1200.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£325,000

Please note the marker reflects the postcode not the actual property



Lavender Hill, Enfield, EN2

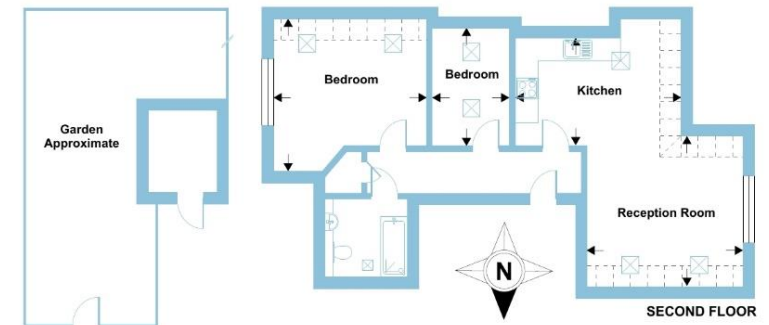
Approximate Area = 613 sq ft / 56.9 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Outbuilding = 32 sq ft / 3.1 sq m

Total = 709 sq ft / 65.9 sq m

For identification only - Not to scale



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Property Ref:

ENF105112 - 0004

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