



**Brookview Court, Village Road, Enfield, EN1 2HE**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**  
**Brookview Court, Village Road, Enfield**

Spacious first floor, two bedroom balcony apartment situated in the heart of Bush Hill Park's Conservation Area, within close proximity of local shops, parks, schools, Bush Hill Park Rail Station and within easy access of Enfield Town with its multiple shopping facilities, transport hub and Town Park.

The bright accommodation is well presented throughout and has many pleasing features and is offered on a chain free basis.



## Communal Hallway

Easy rise staircase from ground floor with stairlift.

## First Floor

### Entrance Porch

Fitted carpet, views to side.

### Entrance Hall

Fitted carpet, picture rail, coving to ceiling, double built-in storage cupboards, door entryphone system, additional storage cupboard.

### Dual Aspect Lounge

17' 5" x 13' ( 5.31m x 3.96m )

Fitted carpet, coving to ceiling, decorative rose, double radiator, electric fire with stone effect surround and mantel, double glazed casement door to west facing balcony.

### Balcony

Overlooking pleasant communal gardens to rear.

### Dual Aspect Kitchen

14' 9" x 8' 8" ( 4.50m x 2.64m )

Fitted in a range of gloss cream wall and base units, with one and half bowl stainless steel sink and drainer inset to worksurface with tiled splashback, plumbing for washing machine, space for tumble dryer, integrated dishwasher, space for fridge-freezer, integrated hob with fume extractor fan over, integrated electric oven and grill, cupboard housing gas central heating boiler (installed circa 2024), radiator, ceramic tiled floor.

### Bedroom One

14' 1" max x 10' 8" to wardrobes ( 4.29m max x 3.25m to wardrobes )

Fitted carpet, radiator, coving to ceiling, two double built-in wardrobe cupboards with mirrored sliding doors, door to en-suite.

### En-Suite Shower Room

Comprises a low flush WC, vanity wash hand basin with cupboards under, large walk-in shower cubicle, fully tiled walls, vinyl tiled floor, radiator, frosted window to side.

### Bedroom Two

12' 8" x 9' 8" ( 3.86m x 2.95m )

Fitted carpet, double radiator, coving to ceiling.

### Bathroom

Comprises low flush WC, panelled bath with electric shower over, glass shower screen, vanity wash hand basin with cupboards under, vinyl tiled floor, extractor fan, radiator, fully tiled walls.

### Outside

Beautifully maintained communal gardens to front and rear which are laid to lawn with flower and hedge borders. Parking for residents. Vehicular access to brick built garage en bloc with up and over door.





***check out more properties at [barnfields.co.uk](http://barnfields.co.uk)***



welcome to

## Brookview Court, Village Road

- Share Of Freehold
- Own Brick Built Garage
- Own West Facing Balcony
- En-Suite To Master Bedroom
- Chain Free

Tenure: Leasehold EPC Rating: Awaited

Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1982. 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

**£400,000**



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



Property Ref:

ENF103247 - 0001

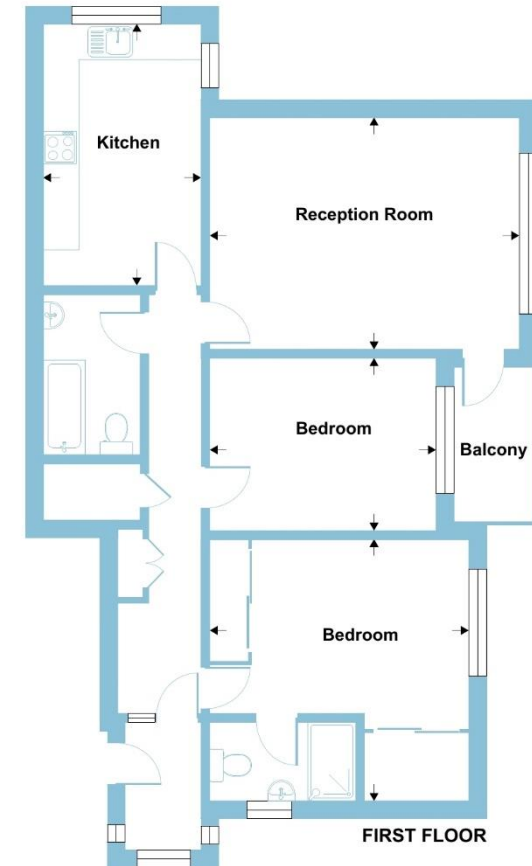
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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 = 921 sq ft / 85.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1285937

barnfields

**Not for marketing purposes INTERNAL USE ONLY**



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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