



**Trentham Lodge, Wellington Road, Enfield, EN1 2PD**



**welcome to**

## **Trentham Lodge, Wellington Road, Enfield**

Barnfields are delighted to offer for sale this two bedroom, luxury ground floor apartment in this modern and sought after block adjacent to Enfield Cricket Ground and within easy walking distance of Enfield Town multiple shopping centre and Bush Hill Park Rail Station (Liverpool Street Line).

The spacious accommodation is offered in very good condition throughout and has its own patio and the benefit of a Share Of The Freehold. Must be viewed!



### **Communal Entrance Hall**

Well kept hallway leads to:-

### **Flat Door**

Opening to:-

### **Hallway**

Wood flooring, radiator with cover, built-in cupboard, wall mounted entry phone.

### **Bedroom One**

15' 5" x 12' 9" to extremes ( 4.70m x 3.89m to extremes )

A spacious double bedroom with double glazed windows to front, wood flooring, radiator and cover, door to:-

### **En-Suite**

Step-in shower unit, low level WC, pedestal wash hand basin, panelled bath, extractor fan, fully tiled walls and floor, radiator.

### **Bathroom**

White suite of panelled bath with shower attachment, double glazed window to front, low level WC, pedestal wash hand basin, fully tiled walls and floor, large mirror with vanity lighting.

### **Kitchen**

10' 10" x 8' 2" to extremes ( 3.30m x 2.49m to extremes )

With a range of white fitted wall and base units with matching worksurfaces and built-in sink and drainer, built-in oven and matching microwave, space for fridge-freezer, built-in dishwasher, plumbing for washing machine, gas hob with extractor hood over, tiled splashbacks and tiled floor, radiator, double glazed window to front, cupboard housing combination boiler.

### **Bedroom Two**

12' 6" x 8' 11" to extremes ( 3.81m x 2.72m to extremes )

Double glazed windows to rear, wood flooring, range of built-in wardrobes, shelving units and desk, radiator.

### **Lounge**

20' 2" x 14' 5" to extremes ( 6.15m x 4.39m to extremes )

An elegant dual aspect room, double glazed windows to front plus sliding double glazed doors to rear opening to patio area, wood flooring, two radiators with matching covers.

### **Outside**

Parking facilities for both residents and guests on a first come first served basis.

### **Private Patio**

Paved patio area to front of block.

### **Garage**

Adjacent brick built garage en bloc with up and over door.

### **Communal Gardens**

Rear communal gardens located next to Enfield Cricket Ground.



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## Trentham Lodge, Wellington Road

- Garage
- Two Double Bedrooms
- Two Bathrooms
- Spacious Kitchen
- Share Of Freehold
- No Ground Rent

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. 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  
**£440,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF105089 - 0006

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Approximate Area = 900 sq ft / 83.6 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: 1300440

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