



Waddington Close, Enfield, EN1 1NB

welcome to

Waddington Close, Enfield

Beautifully modernised throughout, first floor, purpose built one bed apartment in this quiet residential cul-de-sac, just minutes from Enfield Town Rail Station, shops, schools, parks and restaurants and within easy access of the A10 and M25 Motorway.

The property has been fully refurbished throughout by the current vendor including newly fitted kitchen, bathroom, flooring and fully decorated. The property is offered on a chain free basis.





Entrance Hall

Wood effect floor, door entryphone system.

Lounge

14' 1" x 10' 3" (4.29m x 3.12m)

Wood effect floor, electric radiator.

Kitchen

10' 10" x 5' 11" (3.30m x 1.80m)

Via archway from lounge. Fully refurbished in new units, new appliances, comprising a range of gloss white base and wall cupboards, with integrated electric oven and grill, electric hob, integrated washing machine, single bowl stainless steel sink and drainer with tiled splashback, wood effect floor, Ariston wi-fi enabled water heating system.

Bedroom

12' 5" x 10' 5" (3.78m x 3.17m)

Wood effect floor, electric radiator.

Bathroom

As previously stated the bathroom has been completely refitted with a new suite comprising a low flush WC, vanity basin with cupboard under, mixer tap over, panelled bath with mixer tap, shower attachment, glass shower screen, heated towel rail, extractor fan, fully tiled walls and floor, frosted window to side, smart vanity mirror.

Outside

Communal gardens to rear, laid to lawn with trees and hedging, parking for residents via permit.



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welcome to

Waddington Close, Enfield

- Chain Free
- Completely Refurbished Throughout
- New Fitted Kitchen
- New Fitted Bathroom
- Close To Enfield Town Rail Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1180.00

Ground Rent: 180.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105199 - 0003

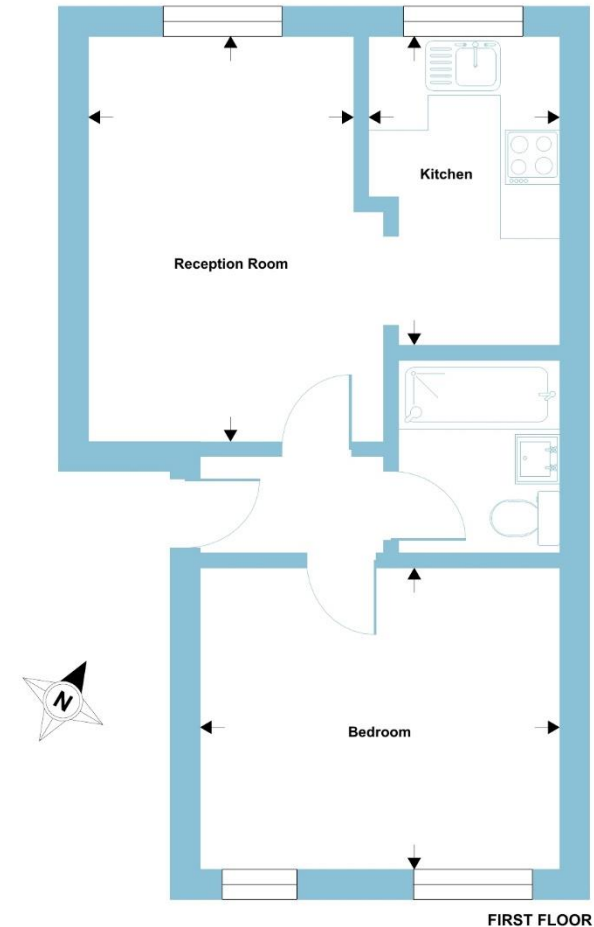
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Approximate Area = 390 sq ft / 36.2 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Barnard Marcus. REF: 1309394

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