

Parsonage Lane, Enfield, EN2 0AH



## welcome to

# Parsonage Lane, Enfield

An opportunity to acquire this delightful, split level duplex apartment on the second and third floors of this well presented block, most conveniently located within walking distance of Enfield Town multiple shopping centre and both Enfield Town and Enfield Chase Rail Stations (Liverpool Street and Moorgate Lines). Good schools are also close at hand.

The spacious and well presented property features:-







#### **Double Glazed Front Door**

To:-

#### **Entrance Hall**

Laminate floor, radiator, understairs recess, storage cupboard housing electric and gas meters.

### Lounge

14' x 12' 5" ( 4.27m x 3.78m ) Fitted carpet, radiator.

#### Kitchen

13' 9" x 7' 2" ( 4.19m x 2.18m )

Comprehensively fitted in oak faced units comprising base units with worktops, inset stainless steel sink unit, matching wall cabinets, built-in fume extractor hood over cooker space, plumbing for washing machine and dishwasher, ceramic tiled floor, wall mounted combination gas central heating boiler (installed 4 years ago).

## **Top Floor**

### Landing

Fitted carpet, large storage cupboard.

#### **Bedroom One**

14' x 9' 10" ( 4.27m x 3.00m ) Fitted carpet, radiator.

#### **Bedroom Two**

14' x 8' 7" ( 4.27m x 2.62m )

Fitted carpet, radiator, range of built-in wardrobe cupboards.

#### Bathroom

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

## **Separate WC**

Low flush suite, bracket wash hand basin with cupboard under, ceramic tiled floor, part tiled walls.

#### Outside

Communal gardens surround the block. There is ample parking facilities for residents and some guests parking spaces. The property has use of a brick built storage shed (extremely handy for bicycles etc.)















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## Parsonage Lane, Enfield

- Communal Parking And Gardens
- Use Of Large Storage Shed
- Two Double Bedrooms
- **Good Sized Lounge**
- Recently Re-Roofed
- Over 170+ Year Lease

Tenure: Leasehold EPC Rating: Awaited

Service Charge: 1371.93 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 26 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Please note the marker reflects the postcode not the actual property



# £360,000



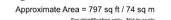
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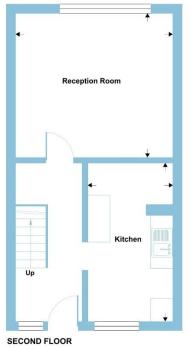
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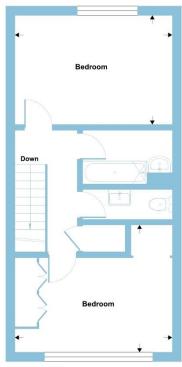




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THIRD FLOOR









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