



Trentham Lodge Wellington Road, Enfield, EN1 2PD

welcome to

Trentham Lodge Wellington Road, Enfield

Situated within the Bush Hill Park conservation area this spacious and delightful second floor two bedroom balcony apartment in a modern and sought after block adjacent to and with views over Enfield Cricket Ground and within walking distance of Enfield Town multiple shopping centre and Bush Hill Park Rail Station (Liverpool Street Line).

The spacious accommodation is offered on a chain free basis and benefits from a Share Of The Freehold.





Entrance Hall

Fitted carpet, double radiator, door entryphone, dado rail, cloaks and tank cupboards.

Dual Aspect Lounge

20' 4" x 14' 5" max (6.20m x 4.39m max)

Fitted carpet, double radiator, coving to ceiling, double glazed door to west facing balcony.

West Facing Balcony

Sunny aspect with views to side over Enfield Cricket Ground.

Kitchen

9' 10" x 8' (3.00m x 2.44m)

Fitted in a range of white base and wall cupboards with integrated dishwasher, oven, fridge freezer, microwave and plumbing for washing machine, one and a half bowl stainless steel sink and drainer inset to worksurface with gas hob and extractor fan over, tiled splashback, ceramic tiled floor, radiator.

Bedroom One

15' 6" max x 13' 7" max (4.72m max x 4.14m max)

Fitted carpet, coving to ceiling, double radiator, range of floor to ceiling wardrobe cupboards with additional wardrobes with cupboards over bedspace.

En-Suite Bathroom.

Three piece white suite comprising bath, basin and W.C, tiled shower with glass door, radiator, shaver point, wood effect floor, extractor fan, fully tiled walls.

Bedroom Two

13' 10" x 9' 6" (4.22m x 2.90m)

Fitted carpet, coving to ceiling, radiator.

Bathroom W.C

Three piece white suite comprising bath, basin and W.C, radiator, shaver point, wood effect floor, frosted window to side, tiled walls.

Outside

Communal Gardens

Lawns to rear and side with views over adjacent cricket grounds, mature shrubs and borders, bin storage area, residence parking bays access to garage.

Brick Built Garage

On block with up and over door.



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welcome to

Trentham Lodge Wellington Road, ENFIELD

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

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



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Property Ref:
ENF105312 - 0002

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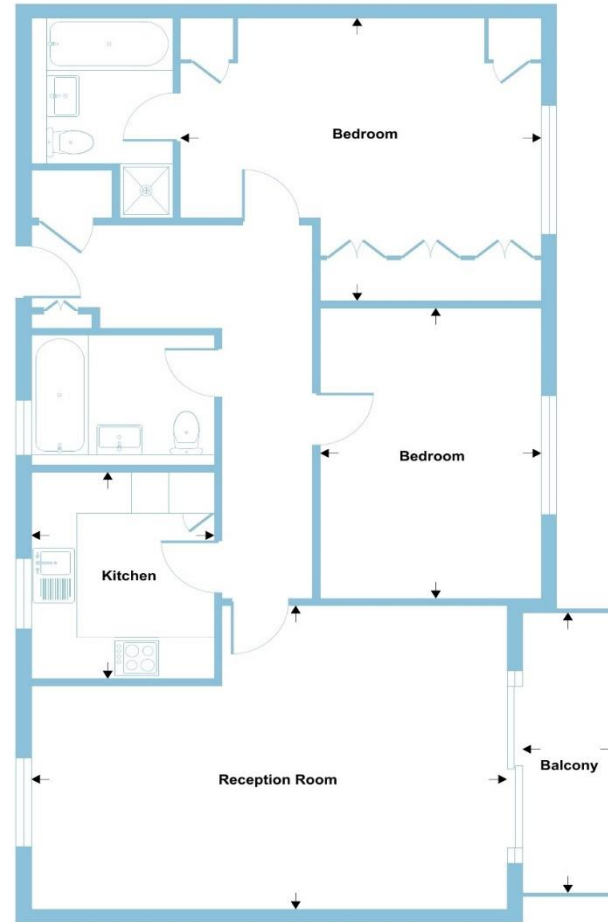
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Approximate Area = 909 sq ft / 84.4 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1336016



Please note the marker reflects the postcode not the actual property



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