



Eastwick Lodge, Village Road, Enfield, EN1 2FB

welcome to

Eastwick Lodge, Village Road, Enfield

An elegant second floor balcony apartment with two double bedrooms, within this extremely desirable development in one of Enfield's premier and most convenient locations, within level walking distance of Enfield Town multiple shopping centre and rail station (Liverpool Street Line).

The spacious property features:-





Spacious Entrance Hall

Fitted carpet, radiator, deep airing cupboard housing hot water tank, separate storage cupboard, entryphone system.

Lounge / Dining Room

20' x 17' 8" (6.10m x 5.38m)

Fitted carpet, two radiators, double glazed French windows to balcony/terrace.

Kitchen

13' x 19' 2" (3.96m x 5.84m)

Comprehensively fitted in modern units, comprising base units with granite worktops, inset one and half bowl stainless steel sink unit, matching wall cabinets, inset gas hob with fume extractor hood over, built-in oven, integrated fridge-freezer, plumbing for washing machine, radiator, ceramic tiled floor, cupboard housing wall mounted gas central heating boiler.

Bedroom One

13' 4" x 11' 3" (4.06m x 3.43m)

Fitted carpet, three door built-in wardrobe cupboard.

En-Suite Shower Room / WC

Large shower cubicle, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, fully tiled walls.

Bedroom Two

13' x 10' 8" (3.96m x 3.25m)

Fitted carpet, radiator, double built-in wardrobe cupboard.

Bathroom / WC

Panelled bath, vanity wash hand basin, low flush WC (white suite), ceramic tiled floor, fully tiled walls, radiator.

Outside

Communal Gardens

Surround the development.

Parking

Ample parking spaces with one allocated space.



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- Balcony
- Long Lease
- Lift Service
- No Chain
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Service Charge: 3400.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Apr 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105542 - 0003

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Village Road, Enfield, EN1

Approximate Area = 1029 sq ft / 95.5 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). © nichicom 2025. Produced for Barnard Marcus. REF: 1374278

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