



**Wellington House, Wellington Road, Enfield, EN1 2PB**



**welcome to**

## **Wellington House, Wellington Road, Enfield**

Beautifully presented first floor purpose built apartment in this popular tree lined conservation area, with west facing views to front over Enfield Cricket Field and Pavilion. Built only 5 years ago to an exacting standard, this modern apartment is within easy access of Enfield Town with its multiple shopping facilities, parks, schools and rail stations, the A10 with its abundance of retail parks and the M25 Motorway.

The property has been beautifully kept by the current vendors and has many pleasing features.



## **Entrance Hall**

Video entryphone, wood effect floor, sunken spotlights to ceiling.

## **Lounge**

17' 6" x 13' 3" ( 5.33m x 4.04m )

Wood effect floor, sunken spotlights to ceiling, west facing views to front over Enfield Cricket Field and Pavilion.



## **Kitchen**

10' 7" x 9' 1" ( 3.23m x 2.77m )

Beautifully appointed in a range of matching wall and base units with contrasting worksurface with integrated washing machine and dishwasher (Siemens), microwave and electric oven and grill, inset hob to worksurface with fume extractor fan over, storage/meter cupboard, integrated fridge-freezer, vinyl splashback, sunken spotlights to ceiling.

## **Bedroom One**

15' 9" to extremes x 9' 2" ( 4.80m to extremes x 2.79m )

Fitted carpet, cupboard housing wall mounted gas boiler, triple built-in wardrobe cupboards, sunken spotlights to ceiling, west facing views to front over Enfield Cricket Field and Pavilion.

## **Bedroom Two**

10' 10" narrowing to 8' 11" x 11' 6" ( 3.30m narrowing to 2.72m x 3.51m )

Fitted carpet, range of built-in floor to ceiling wardrobe cupboards with dresser unit, sunken spotlights to ceiling, door to en-suite, west facing views to front over Enfield Cricket Field and Pavilion.

## **En-Suite**

Fully tiled walls and floor, low flush WC with concealed cistern, vanity basin with cupboard under, heated towel rail radiator, double walk-in shower unit, extractor fan, sunken spotlights to ceiling.

## **Bathroom**

Fully tiled walls and floor, vanity wash hand basin with cupboards under, low flush WC with concealed cistern, extractor fan, sunken spotlights to ceiling, heated towel rail, panelled bath with shower attachment, glass shower screen.

## **Outside**

Laid to lawn with mature flower and shrubs to side, allocated parking space to front of property.



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## Wellington House, Wellington Road

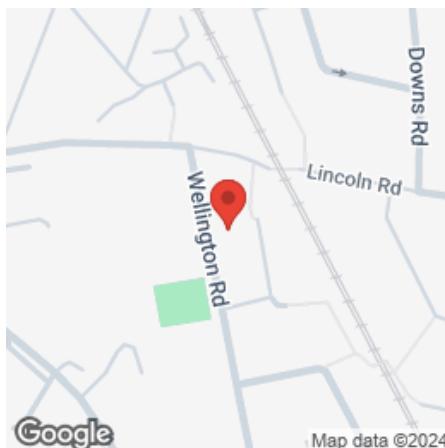
- Long Lease
- Underfloor Heating
- Allocated Parking
- Spacious Lounge
- Two Bedrooms

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Aug 2019.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£438,000**



Please note the marker reflects the postcode not the actual property

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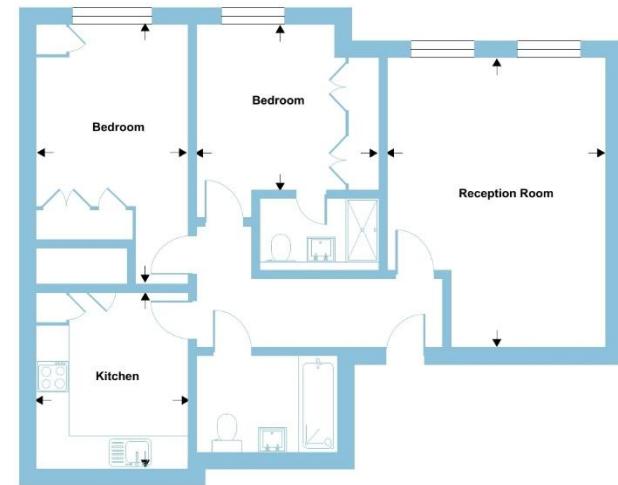
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Wellington Road, Enfield, EN1

Approximate Area = 761 sq ft / 70.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Barnard Marcus. REF: 1190049



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