



TRENTHAM
LODGE

Wellington Road, EN1 2PD
Enfield





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This charming two double-bedroom, second-floor apartment offers a delightful combination of space, comfort, and convenience. Boasting chain-free status and a share of freehold, this property is perfect for those looking to move quickly. One of the standout features is the spacious 20ft living room, which opens directly onto your private balcony, offering picturesque views overlooking the serene Enfield Cricket Club. The fitted kitchen provides ample space for cooking and storage, while the master bedroom is complemented by fitted wardrobes and en-suite bathroom. There is also a family bathroom to serve guests or the second bedroom. Additional benefits include a garage en bloc for secure parking or extra storage, residents parking, and easy access to local amenities.

£525,000



- Chain Free
- Share of Freehold
- Private Balcony with Views Over Enfield Cricket Club
- Close Proximity to Transport Links Including Enfield Town Station(0.4 miles) and Bush Hill Park Station(0.4 miles)
- Within Catchment Area of Sought After Schools Including George Spicer and Bush Hill Park Primary Schools

- Two Double Bedroom Second Floor Apartment
- Garage en Bloc
- Lift Access
- Within Walking Distance to Enfield Town Centre Which Boasts an Array of Shops and Restaurants to Enjoy
- 948.30 SQFT

Living Room 20'7 x 14'5 (6.27m x 4.39m)

Sliding doors leading to the balcony, Window, Carpeted flooring, Coved ceiling, Single radiator x2, Power points

Kitchen 9'10 x 7'11 (3.00m x 2.41m)

A range of base and wall units with roll top work surfaces, Window, Tiled splash backs, Sink drainer unit, Integrated oven, Hob, Power points

Bathroom 7'11 x 6'2 (2.41m x 1.88m)

Window, Panel enclosed bath with mixer tap and shower attachment, Wash basin with pedestal, Low level WC, Shaver point, Tiled walls

Bedroom 1 15'6 x 13'7 (4.72m x 4.14m)

Window, Fitted wardrobes, Power points, Carpeted flooring, Radiator, Coved ceiling

En-Suite 9'5 x 6'3 (2.87m x 1.91m)

Panel enclosed bath with mixer tap, Low level WC, Shower cubicle, Wash basin, Radiator, Tiled walls

Bedroom 2 13'9 x 9'6 (4.19m x 2.90m)

Window, Coved ceiling, Radiator, Power points, Carpeted flooring









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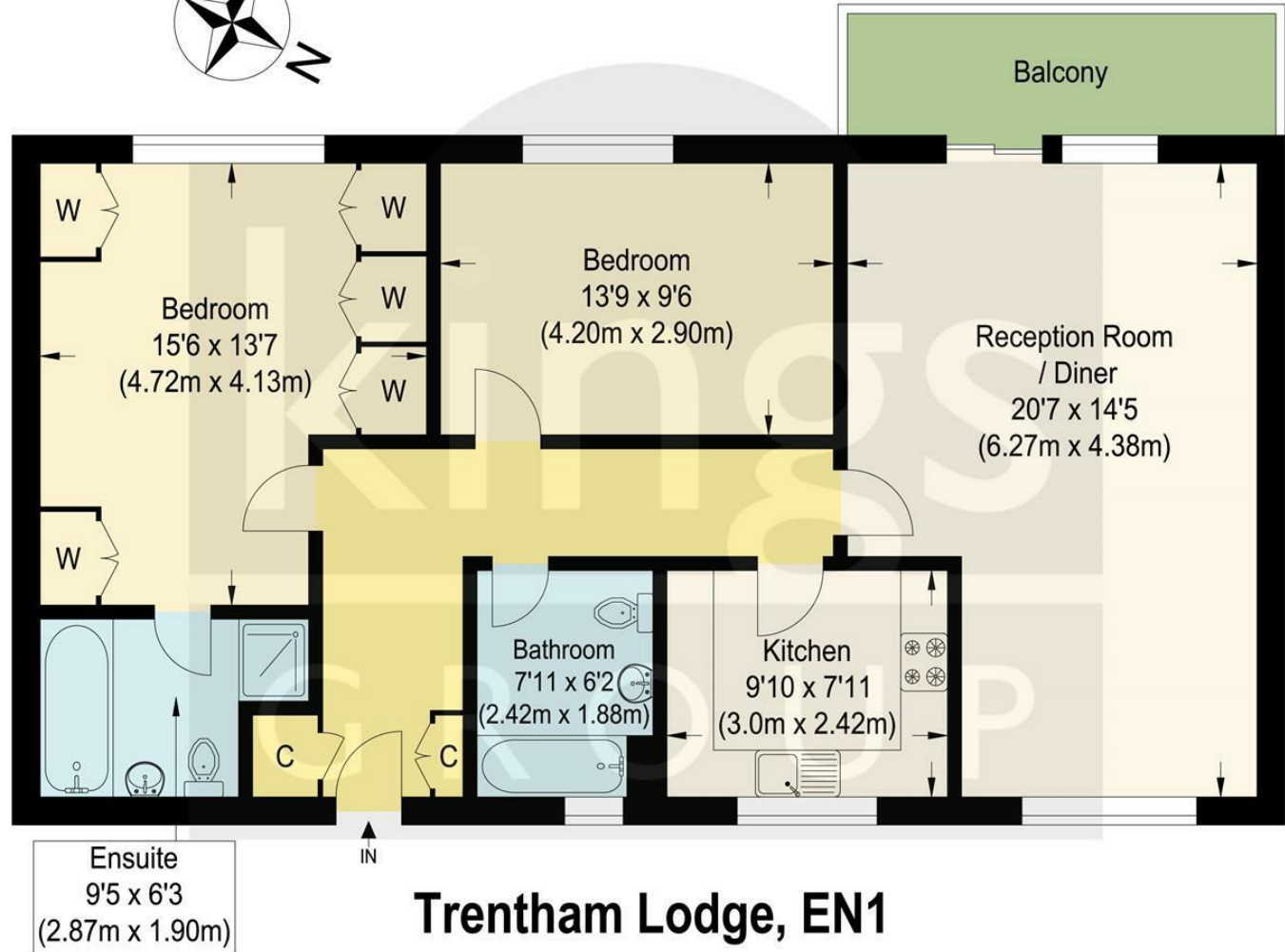
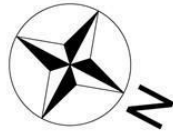


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(81-91) A		(81-91) A	
(69-80) B		(69-80) B	
(55-68) C		(55-68) C	
(39-54) D		(39-54) D	
(29-38) E		(29-38) E	
(13-28) F		(13-28) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
80	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Trentham Lodge, EN1

Approximate Gross Internal Floor Area : 88.10 sq m / 948.30 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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