



Holywell Lodge, The Ridgeway, Enfield, EN2 8JN



welcome to

Holywell Lodge, The Ridgeway, Enfield

Barnfields are pleased to offer for sale this fantastic three bedroom split level duplex apartment with three bathrooms, balcony and two secure underground parking spaces in this modern development close to greenbelt countryside, yet within easy access of Enfield Town multiple shopping centre and rail stations (Moorgate Line and Liverpool Street Line) plus access to the M25 is close by.

The property is offered on a chain free basis and early viewing is highly recommended.



Communal Entrance Hall

With secure entry door, staircase and lift access to all floors and secure basement parking area.

Second Floor

Flat Door

Opens to:-

Hallway

Laminate flooring, understairs cupboard.

Shower Room

With step-in corner shower unit, low level WC, hand basin with cupboards beneath, fully tiled walls and floor, spotlights, heated towel rail.

Lounge

20' 9" x 13' (6.32m x 3.96m)

A bright room with laminate flooring, two radiators, range of double glazed windows to the front and double glazed door to balcony giving views over greenbelt land.

Kitchen

13' 2" x 7' 11" (4.01m x 2.41m)

Range of fitted wall and base units with granite worktops and upstands, undermount sink, built-in double oven, dishwasher, fridge/freezer and washing machine, tiled floor, double glazed window to rear, spotlights.

Bedroom Two

14' 4" x 12' 10" (4.37m x 3.91m)

Laminate flooring, double glazed windows to side, radiator.

En-Suite

Panelled bath with shower attachment, step-in corner shower unit, low level WC, hand basin with cupboards beneath, fully tiled walls and floor, spotlights, heated towel rail.

Bedroom Three

9' 5" x 8' 7" (2.87m x 2.62m)

Formerly a dining room converted into a bedroom, laminate flooring, double glazed windows to rear, radiator.

Staircase To Third Floor

Bedroom One

21' x 13' 9" (6.40m x 4.19m)

A spacious room with laminate flooring, radiator, two Velux windows, spotlights, large walk-in cupboard plus access to deep eaves storage space.

En-Suite

With step-in corner shower unit, low level WC, hand basin with cupboards beneath, fully tiled walls and floor, spotlights, heated towel rail, Velux window.

Outside

Communal Gardens

Well manicured communal gardens surround the block

Secure Underground Parking

The property enjoys two allocated secure underground parking spaces plus a storage cupboard.



view this property online barnfields.co.uk/Property/ENF101190





welcome to

Holywell Lodge, The Ridgeway

- Three Bedrooms
- Split Level
- Three Bathrooms
- Balcony
- Two Secure Underground Parking Spaces

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 3600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of
£525,000



Please note the marker reflects the postcode not the actual property

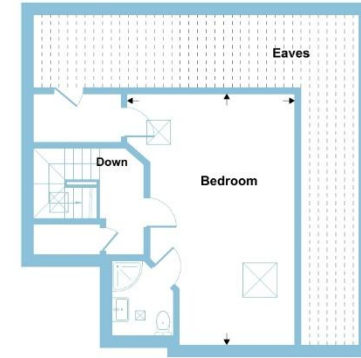


The Ridgeway, Enfield, EN2

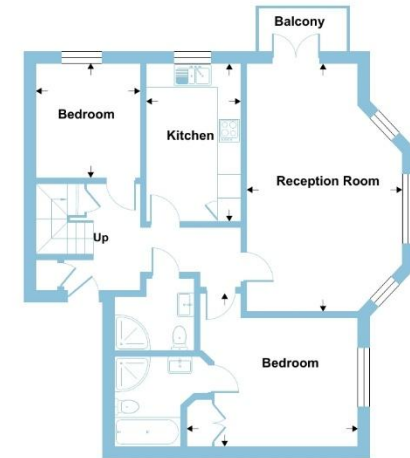
Approximate Area = 1231 sq ft / 114.3 sq m
Limited Use Area(s) = 291 sq ft / 27 sq m
Total = 1522 sq ft / 141.3 sq m

For identification only - Not to scale

Denotes restricted head height



THIRD FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Barnard Marcus. REF: 1441616



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF101190 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)