



**ABSOLUTE**  
PROPERTY



**5a Ladysmith Road**  
**Enfield, London EN1 3AL**  
**Offers In Excess Of £330,000**



Absolute Property are pleased to offer this unique one bedroom ground floor garden flat conversion with two reception rooms. This Maisonette has been modernised to a high standard through and boasts a wealth of character and bespoke fittings throughout in a retro style with factory fitting lighting dating back to the 1940's. The owner since buying has extended the property and stripped back to bear brick ensuring that new plumbing, electrics, fixtures/fittings and boiler system are to a high standard throughout. Situated close to Enfield Town's mainline station and within walking distance of all Enfield Town's Amenities, including restaurants, bars and local market. Benefits include a walk in shower room, dining room, lounge (which could be used as a second bedroom), kitchen with exposed brickwork, direct access to its own garden. This property has to be seen to appreciate all of the bespoke fittings and character it has to offer.



**ENTRANCE:**

Front door opening to:

**HALLWAY:**

Ceiling spot lights, door to walk in shower room, steps up to dining room

**DINING ROOM:**

11.11 x 8.3 (3.35m.3.35m x 2.44m.0.91m)

Housing plumbing for washing machine, under stairs cupboard, tiled flooring with under floor heating, TV socket, open door way to hallway opening to kitchen, Underfloor heating

**KITCHEN:**

11.8 x 6.8 (3.35m.2.44m x 1.83m.2.44m)

Range of eye and base level units, built in oven, gas hob and extractor (AEG appliances). Integrated dishwasher, integrated fridge, 1 ¼ bowl stainless steel sink with mixer taps, exposed brick work, double glazed window to rear aspect, double glazed doors opening to rear garden

**SHOWER ROOM:**

Walk in shower, low flush WC, hand/wash hand basin, ceiling spot lights, double glazed window to rear aspect, heated towel rail, under floor heating

**HALLWAY:**

Wooden flooring, under stairs storage

**BEDROOM:**

13 x 9 (3.96m x 2.74m)

Wooden flooring, exposed brick fireplace, Victorian style radiator with original Bentley valves, 2 x double glazed windows to side aspect

**LOUNGE:**

13 x 11 (3.96m x 3.35m)

Sliding door, wooden flooring, exposed brick fire place, Victorian style radiator with original Bentley valves, upvc double glazed sash window to front aspect

**REAR GARDEN:**

Raised decking with LED lighting, rest mainly laid to artificial grass, raised flower beds, shrub borders, outside lighting, outside tap







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Total Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
93-100	<b>A</b>		
81-92	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
		70	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
10-49	<b>A</b>		
50-79	<b>B</b>		
80-109	<b>C</b>		
110-139	<b>D</b>		
140-179	<b>E</b>		
180-239	<b>F</b>		
240-300	<b>G</b>		
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		EU Directive 2002/91/EC	