

Holywell Lodge, The Ridgeway, Enfield, EN2 8JN

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welcome to

Holywell Lodge, The Ridgeway, Enfield

Barnfields are delighted to offer for sale this superb chain-free two-bedroom ground floor apartment, situated within a highly regarded modern development on the edge of beautiful Green Belt countryside. Offering stylish and well-presented accommodation throughout, this fantastic property benefits from its own private terrace, an allocated secure underground parking space, two bathrooms, and the added advantage of a Share of the Freehold.

Located within easy reach of Enfield Town's extensive shopping facilities, restaurants and leisure amenities, excellent transport links are close at hand, including rail services to Moorgate and Liverpool Street, while the M25 is easily accessible for commuters. Combining modern living, outdoor space and an excellent location, this impressive apartment represents an ideal purchase for first-time buyers, downsizers and investors alike.







Communal Front Door
Opens to communal hallway with video entryphone system, a pleasant hallway with lift and stair access to all floors, Flat door opens to:-

Hallway
With wood flooring, two storage cupboards one housing the hot water cylinder.



Lounge
18' x 17' 4" (5.49m x 5.28m)
A dual aspect room with double glazed windows and French doors opening to the terrace, solid wood flooring, two radiators, spotlights.

Terrace
Accessed via the lounge is a good sized South Facing terrace with outside tap, and gate with steps down to the well manicured communal garden.

Kitchen
10' 10" x 9' 10" (3.30m x 3.00m)
Comprehensively fitted with beech wall and base units and dark granite worktops and matching upstands, sink and drainer, gas hob with extractor above, built-in double oven and microwave, built-in dishwasher, washer machine and fridge/freezer, wall mounted central heating boiler, tiled splashbacks, double glazed window to side, tiled floor.

Bedroom One
18' 9" x 17' 11" (5.71m x 5.46m)
Fitted carpet, double glazed windows to rear, extensive range of fitted wardrobes and side tables, radiator, large built-in cupboard, door to:-



En-Suite
Panelled bath with shower attachment, walking in shower unit, WC, hand basin with cupboards beneath, fully tiled walls and floor, spotlights.

Bedroom Two
9' 9" x 9' 1" (2.97m x 2.77m)
Fitted carpet, double glazed window to side, radiator.

Shower Room
Walk-in shower unit, hand basin with cupboards beneath, WC, fully tiled walls and floor, spotlights.

Outside

Secure Parking Space
Accessed via a remote controlled gate is an allocated underground parking space plus a generous storage cupboard.













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Holywell Lodge, The Ridgeway, Enfield

- Two Bedrooms
- Two Bathrooms
- Spacious Lounge
- Modern Fitted Kitchen
- South Facing Terrace

Tenure: Leasehold EPC Rating: C
Council Tax Band: F Service Charge: 3636.00
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.

£465,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

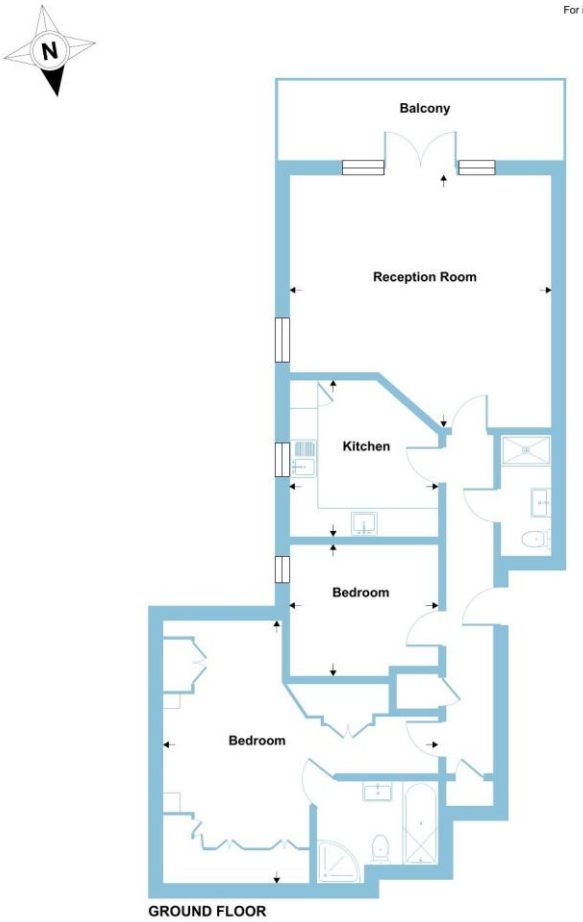
Property Ref:
ENF106224 - 0003

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The Ridgeway, Enfield, EN2

Approximate Area = 921 sq ft / 85.5 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). © nichecom 2026. Produced for Barnard Marcus. REF: 1522540

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