



**Elysium Court, Waverley Road, Enfield, EN2**

**Offers In Excess Of £600,000**



# Elysium Court, Waverley Road, Enfield, EN2



## Description

**\*\*LUXURY & BEYOND\*\*** The property has an amazing finish and attention to details throughout and you will marvel at the latest technology including ceiling speakers in all rooms, Italian floor tiles, under floor heating and bespoke Italian cabinetry in the wonderfully appointed kitchen.

The property is part of just 9 exclusive flats set in a beautiful location and offer amazing space throughout. This first floor flat has not 1, but 2 spacious balconies with far reaching views of the London skyline.

The property is located moments away from the heart of Enfield Town in North London and is within a short walk to Enfield Golf Club. Further amenities include entertainment as well local gyms and green areas. With direct links from both Enfield Chase and Enfield Town stations direct to Moorgate and Liverpool Street Stations into the city for as well as great road links with the M25, A10 and A406 are all within easy reach too.

Tenure: Leasehold

Lease: 125 Years

Service Charge: £3,050.12 p.a.

Ground Rent: NIL

Enfield Council Tax: Band 'F'

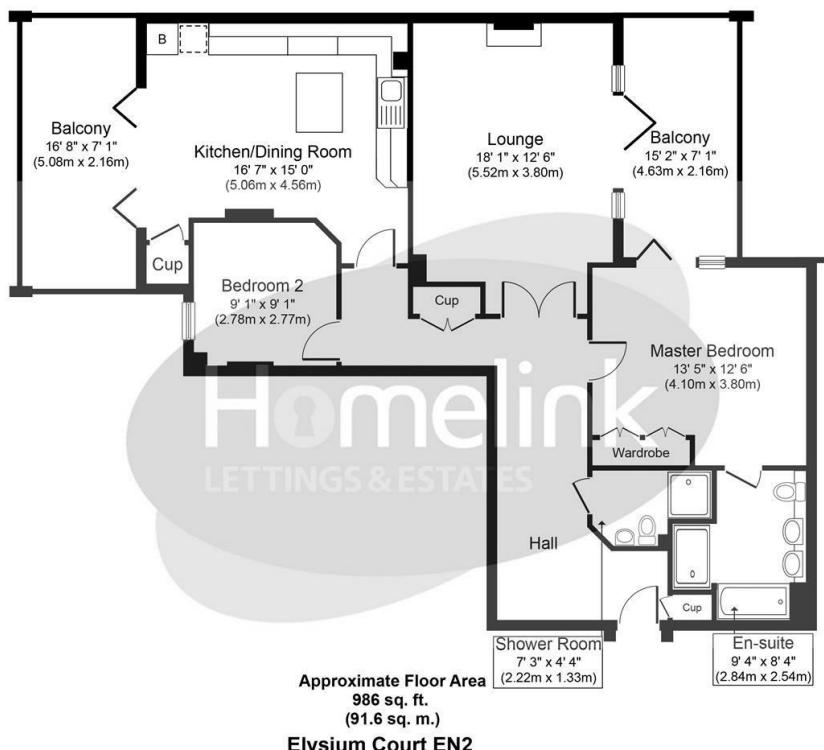
**\*Agents Note -** The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

- Luxury New Build
- Two Bedrooms set on First Floor
- En-suite + Separate Shower Room
- Stunning Bespoke Kitchen
- Attention to Detail Throughout
- Two Balconies
- Integrated Appliances
- Ample Storage Inside & Outside
- Allocated Underground Parking
- Chain Free + 120 Year Lease





## Floor Plan



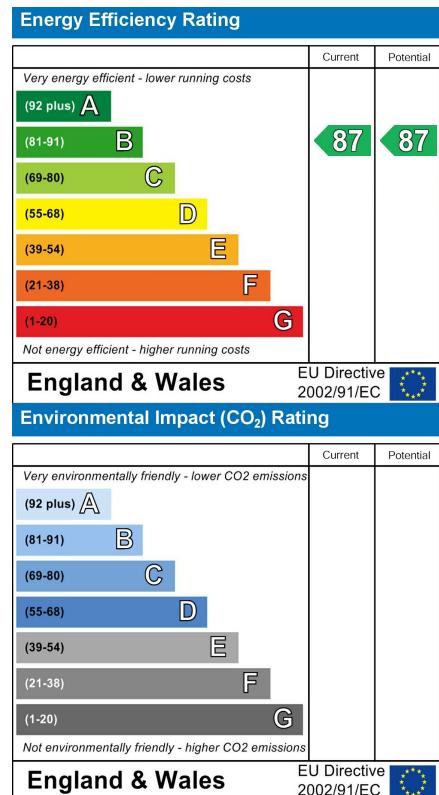
## Area Map



## Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.