



1

Bedroom



1

Bathroom





Spacious 1 Bedroom Apartment | Gated and Allocated Parking | Third Floor with Lift Access | Balcony | Modern throughout | Close to transport and amenities | Built in 2015...

Set within the highly regarded Hammond Court development on Watermill Lane, this beautifully presented one-bedroom apartment offers contemporary living in a secure, modern setting. Built in 2015 and finished to an excellent standard throughout, the property combines generous internal space with stylish design.

Positioned on the third floor with lift access, the apartment extends to approximately 550 sq ft and benefits from an impressive open-plan living arrangement designed for both relaxing and entertaining.

Upon entering, a bright and welcoming hallway provides access to all rooms and features a large storage cupboard, ideal for everyday essentials and longer-term storage. The main living space is a standout feature of the home, a spacious open-plan reception room with clearly defined areas for dining and lounging, enhanced by excellent natural light from the glazed doors leading onto the private balcony.

The contemporary kitchen is fitted with sleek high-gloss units, modern work surfaces and integrated appliances, offering both practicality and a refined finish while remaining sociable and open to the living area.

The double bedroom is generously proportioned and enjoys a calm, bright outlook, comfortably accommodating wardrobes and additional furnishings. The modern bathroom is finished in neutral tones and features a three-piece suite with a shower over bath and full-height tiling, creating a clean and timeless aesthetic.

A private balcony provides valuable outdoor space, ideal for morning coffee, evening relaxation, or simply enjoying views over the communal grounds.

### **The Development**

Hammond Court is a well-maintained, modern development accessed via electronic security gates, offering residents peace of mind and a strong sense of community. The building benefits from smart entry systems, lift access, communal gardens, bike and buggy storage, and well-kept shared areas.

### **The Location**

Watermill Lane is ideally positioned for convenience and connectivity. Silver Street station is within easy reach, providing direct services to London Liverpool Street and making commuting into the City straightforward.

Fore Street offers a wide range of shops, cafés and everyday amenities, while green open spaces, including Pymmes Park, are close by for leisure and outdoor activities. The property also benefits from excellent road links via the A10 and A406 North Circular, as well as proximity to North Middlesex Hospital.

### **Other Information...**

Tenure: Leasehold (88 Years remaining)

Parking Arrangements: Gated parking with allocated space

Vendor's position: Actively Looking

Council Tax Band: B (£1,683.13 p/yr)

Local Authority: Enfield

Accessibility at the property: Lift Access

Service Charge: £308.37 p/m (includes building insurance)

Ground Rent: £150 Per Annum (reviewed every 25 years)

### **Utilities**

Water: Mains water connected to the property (metered)

Electricity: Property connected to mains electricity

Heating: Gas central heating

Drainage: Mains & Surface water drainage connected to the property

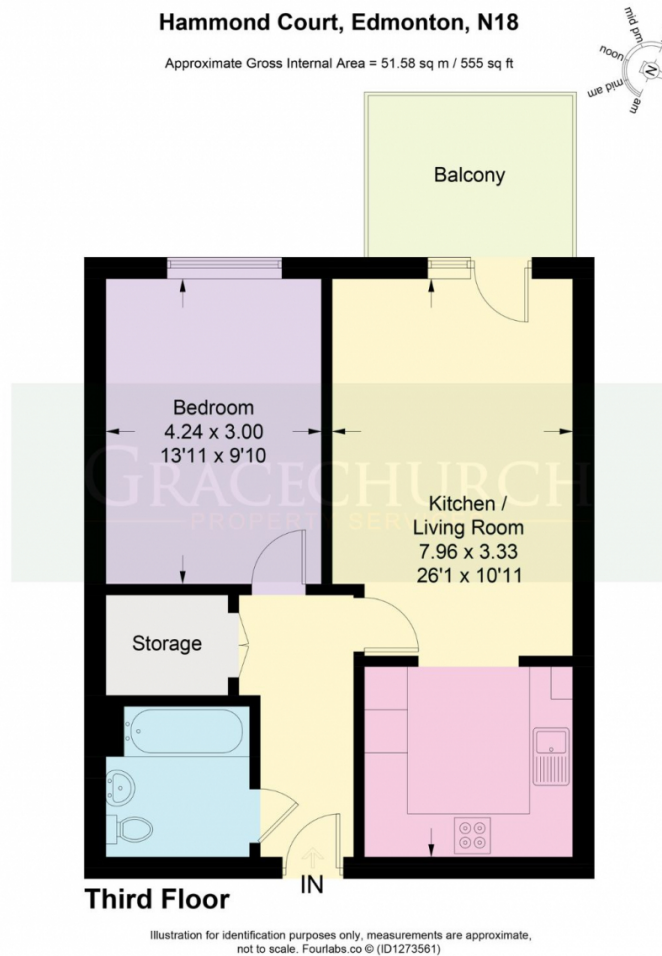
Windows: Double glazing

Broadband coverage: Ultrafast: 1000 Mbps Download Speed (Ofcom)

Mobile signal/coverage: Available for all networks (Ofcom)

### **Shared Ownership option also available:**

This stunning flat is also offered on a 70% Shared-Ownership basis with a stair-casing option available, along with a monthly rent portion: £195.67 The purchase price is based on a full value set at £154,000.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	80	80
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 65 Watermill Lane, N18

