



**Roundhedge Way, Enfield, EN2 8LD**



**welcome to**  
**Roundhedge Way, Enfield**

A superb top floor two bedroom apartment in this sought after development adjacent to and with delightful views over greenbelt countryside with walking distance of Gordon Hill Rail Station (Moorgate Line) and within easy access of Enfield Town multiple shopping centre and the M25 Motorway.

The spacious accommodation features:-





### **Spacious Entrance Hall**

Fitted carpet, radiator, access to loft (extremely handy for storage), extremely deep storage cupboard housing gas central heating boiler and hot water tank, separate storage cupboard.

### **Cloakroom / WC**

Low flush WC, bracket wash hand basin, vinyl floor, radiator.

### **Dual Aspect Lounge / Dining Room**

26' 2" x 11' 5" ( 7.98m x 3.48m )

Fitted carpet, two radiators, sliding double glazed patio doors to Juliet balcony.

### **Kitchen**

9' 9" x 6' 7" ( 2.97m x 2.01m )

Comprehensively fitted comprising base units with worktops, matching wall cabinets, inset gas hob unit, built-in oven, plumbing for washing machine, stainless steel sink unit, radiator, vinyl floor.

### **Bedroom One**

13' x 12' 1" ( 3.96m x 3.68m )

Fitted carpet, radiator.

### **Bedroom Two**

12' 8" x 8' ( 3.86m x 2.44m )

Fitted carpet, radiator.

### **Bathroom**

Panelled bath with separate shower control, shower screen, pedestal wash hand basin, vinyl floor, part fully tiled walls, radiator.

### **Outside**

### **Garage**

Brick built garage with up and over door in adjacent block.

### **Gardens**

Delightful and substantial communal lawns surround the block siding onto and with views over countryside.



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welcome to

## Roundhedge Way, Enfield

- 26' Dual Aspect Lounge
- Two Double Bedrooms
- Superb Countryside Views
- Garage
- Share Of Freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 1802.30

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF105351 - 0003

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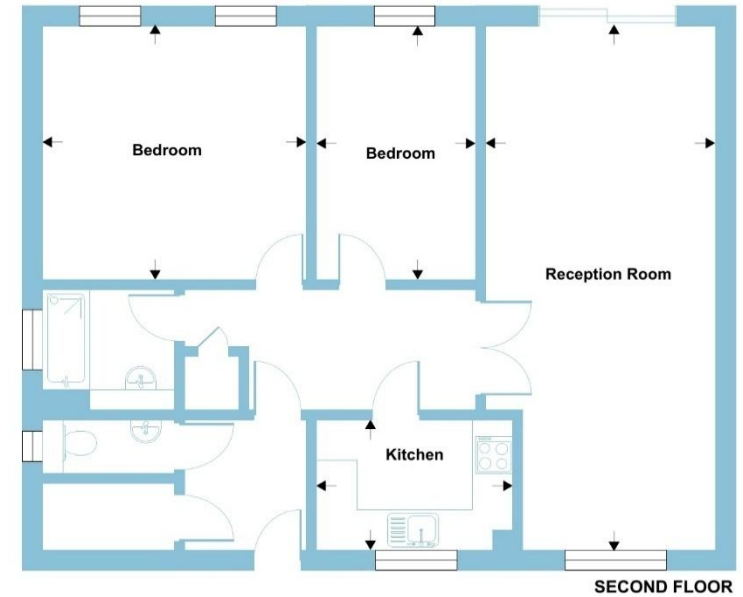
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Approximate Area = 867 sq ft / 80.5 sq m

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 2025. Produced for Barnard Marcus. REF: 1389394



  
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