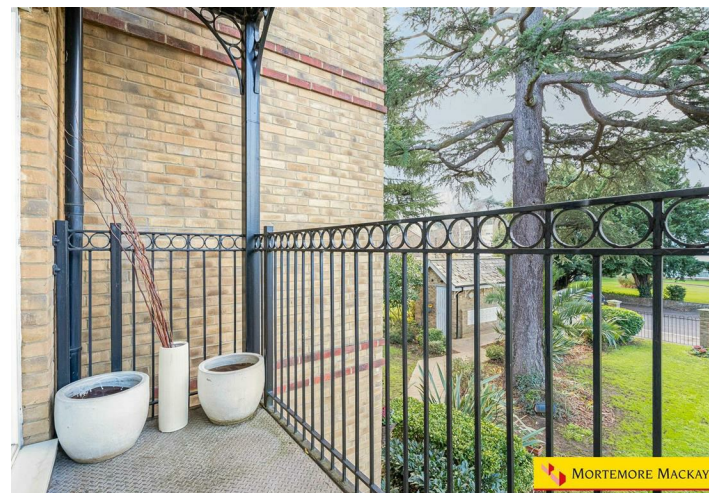




VILLAGE ROAD, EN1 2FF



£515,000 Leasehold

- FIRST FLOOR PURPOSE BUILT FLAT
- INDULGENT DRESSING ROOM
- 31' OPEN FLU LIVING ROOM/KITCHEN
- LIFT SERVING ALL FLOORS
- WELL MAINTAINED COMMUNAL GARDENS
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- SECURE UNDERGROUND PARKING
- TWO BALCONIES
- CHAIN FREE

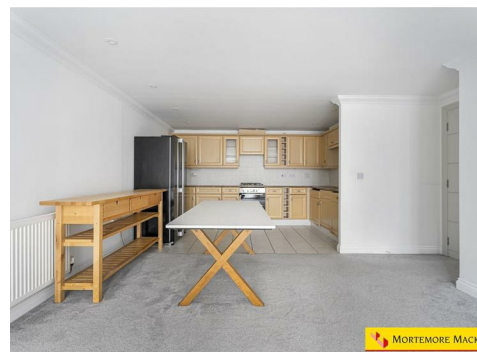
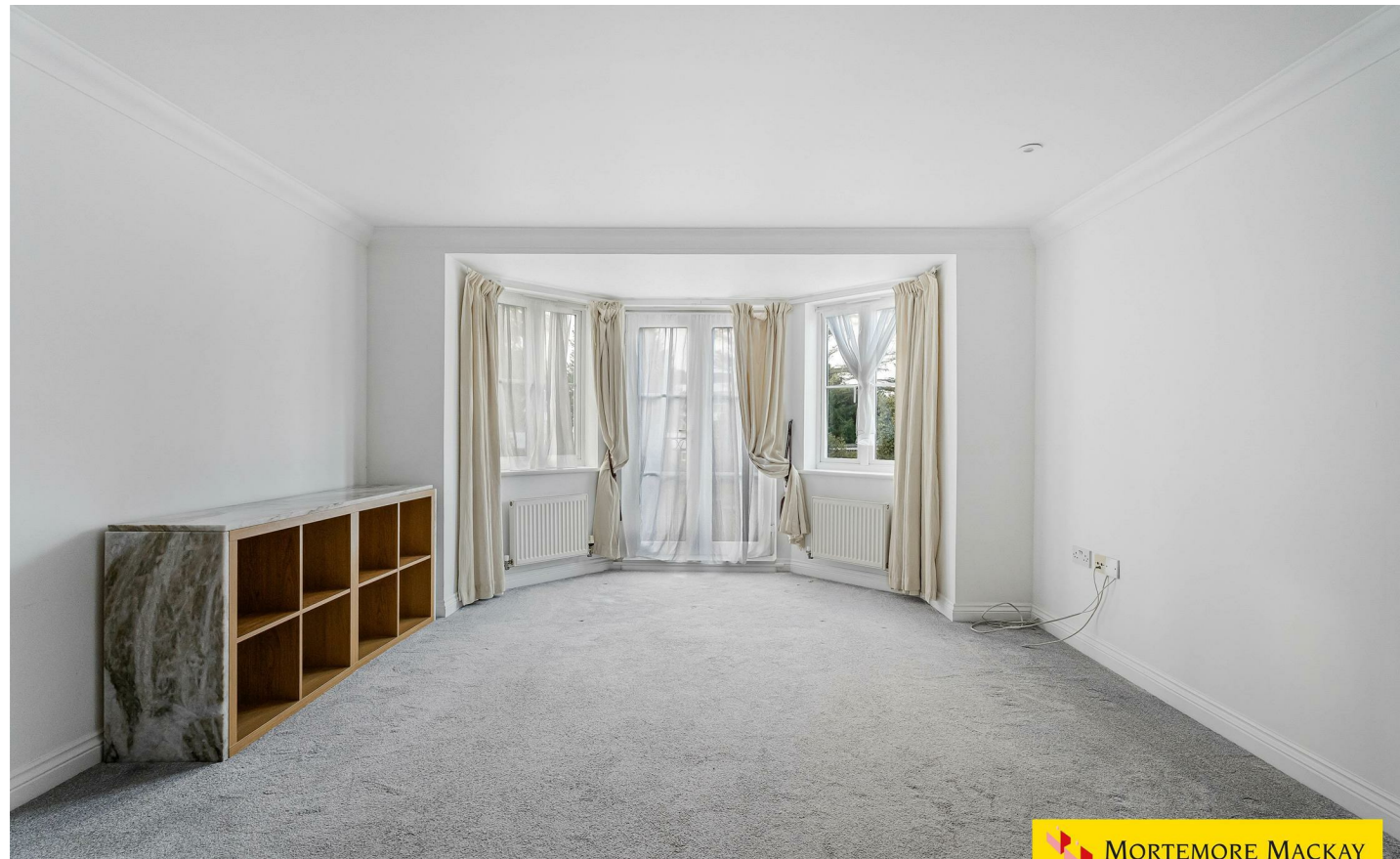
Property Details

Positioned on the charming Village Road in Bush Hill Park, this delightful first-floor flat offers a perfect blend of modern living and comfort. Spanning an impressive 1,164 square feet, the property features a spacious open-plan living room and a contemporary fitted kitchen, measuring an expansive 31'4". This inviting space is enhanced by double doors that lead onto a private balcony.

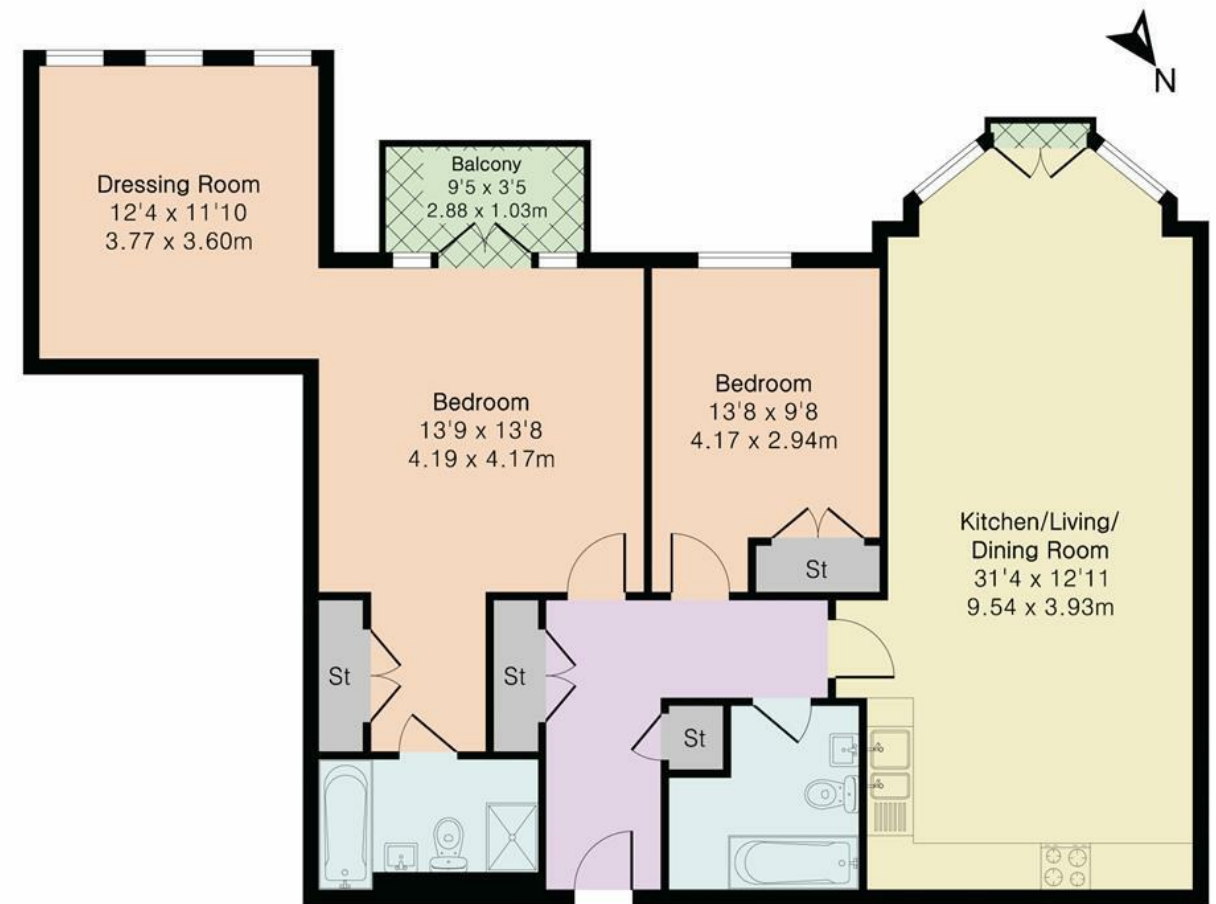
The flat boasts two generously sized double bedrooms, with the principal bedroom providing an indulgent dressing room, an ensuite bathroom, and direct access to another balcony. This thoughtful design ensures both privacy and convenience. A further well-appointed bathroom is conveniently located off the hallway, catering to guests and residents alike.

Residents will appreciate the benefits of living in a purpose-built block that includes a lift servicing all floors, making accessibility a breeze. The property also features secure underground parking, providing peace of mind for vehicle owners. The well-maintained communal gardens offer a serene outdoor space for relaxation and socialising.

This fine flat is available chain-free, making it an attractive option for those looking to move swiftly into their new home. With its modern amenities and prime location, this property is a wonderful opportunity for anyone seeking a stylish and comfortable living space in Enfield.



Approximate Gross Internal Area 1164 sq ft - 108 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

