

Holly Tree Lodge, The Ridgeway, Enfield, EN2 8QT

barnfields

welcome to

Holly Tree Lodge, The Ridgeway, Enfield

Barnfields are delighted to offer for sale this spacious two bedroom, two bathroom first floor apartment in this popular block situated on Enfield Ridgeway. Located within walking distance of both Enfield Chase and Gordon Hill Overground Stations, Enfield Town Shopping Centre plus Oakwood Tube Station is also a short bus ride away.

This chain free property must be viewed!







Communal Entrance
Opens to the pleasant communal entrance hall with lift service and stairs to all floors.



First Floor

Flat Door
Opens To:-

Hallway
Fitted carpet, radiator, two built-in cupboards.

Lounge
17' 4" x 13' (5.28m x 3.96m)
Fitted carpet, radiator, sliding double glazed doors to rear South Easterly facing balcony.

Kitchen
9' 10" x 7' 9" (3.00m x 2.36m)
Range of fitted wall and base units with toning worktops, sink and drainer, space for fridge freezer, integrated dishwasher, plumbing for washing machine, cupboard housing boiler, double glazed window to side, gas hob with oven below and extractor above, tiled floor.

Bedroom One
13' x 11' 4" (3.96m x 3.45m)
Fitted carpet, range of built-in wardrobes and cupboards, radiator, sliding double glazed patio doors to South Westerly facing balcony, door to:-



En-Suite
Step-in shower unit, pedestal wash hand basin, low level WC, fully tiled walls, vinyl flooring.

Bedroom Two
15' 7" x 6' 10" (4.75m x 2.08m)
Range of fitted wardrobes and units, fitted carpet, double glazed window to side, radiator.

Bathroom
Panelled bath with shower above, low level WC, pedestal wash hand basin, part tiled walls, vinyl flooring.

Outside

Parking
Allocated parking space to rear of the block plus additional spaces are available on a first come first served basis.







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- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Two Bathrooms
- First Floor & Lift Access

Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: 2343.00
Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£325,000







Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
ENF105426 - 0007

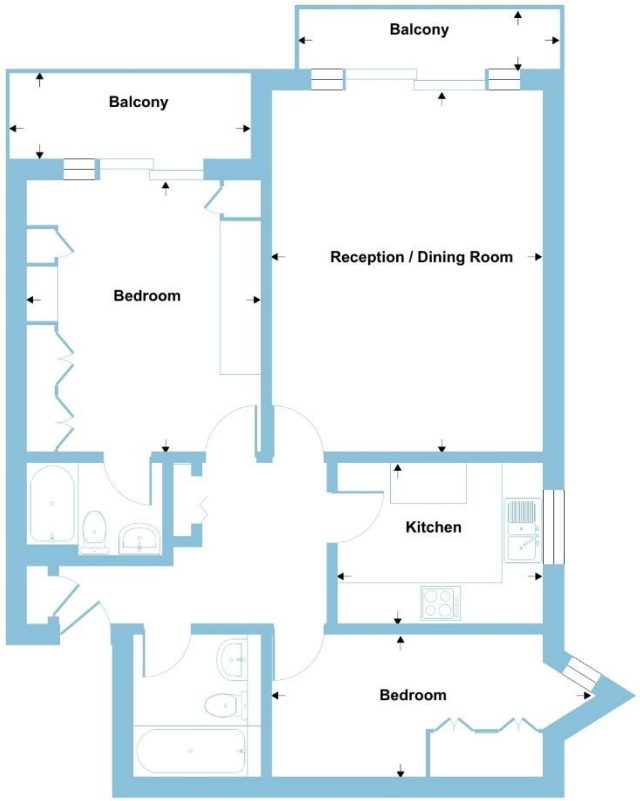
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Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1429493

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