



Lerwick Court, Village Road, Enfield, EN1 2DP

welcome to

Lerwick Court Village Road, Enfield

Barnfields are delighted to offer for sale this well maintained and spacious, two-bedroom first floor apartment with a private south westerly facing balcony in this most sought after tree lined road. The property is offered in excellent condition throughout and benefits from two double bedrooms, intercom entry, a garage and share of freehold. The property is located close to Raglan Primary School and St Anne's Secondary School which are rated as outstanding by Ofsted and only a short walk (0.6 miles) into Enfield Town which has a mix of high street brands, independent shops, restaurants and pubs. It is also within walking distance (0.6 miles) to Enfield Town & Bush Hill Park Stations (London Overground to Liverpool Street) and 1 mile to Enfield Chase Station (Great Northern to Moorgate).

Offered on a chain free basis, an early viewing is recommended.



Hallway

Wood flooring, wall mounted electric heater, built-in storage cupboard, door entryphone system.

Lounge

18' 1" x 12' 10" (5.51m x 3.91m)

Wood flooring, double doors to entrance hall, door to kitchen, wall mounted electric heater, double glazed windows and door to south westerly facing balcony.

Balcony

Sunny south westerly facing with views over communal gardens to rear.

Kitchen

13' 11" x 7' 5" (4.24m x 2.26m)

Fitted in light wood effect wall and base units with a contrasting worktop, tiled splashbacks, sink and drainer, ceramic hob with oven beneath and extractor hood above, plumbing for washing machine and dishwasher, space for fridge freezer, vinyl tiled flooring, cupboard housing a JabDuc unvented direct hot water tank, double glazed windows to rear.

Bedroom One

16' 4" x 9' 10" (4.98m x 3.00m)

Fitted carpet, wall mounted electric heater, double glazed windows to front.

Bedroom Two

16' 5" x 8' 1" (5.00m x 2.46m)

Fitted carpet, wall mounted electric heater, double glazed windows to front.

Bathroom

Modern fitted suite comprising panelled bath with shower over and glass shower screen, wash hand basin with cupboards beneath, chrome heated towel rail, laminate flooring, frosted double glazed window to side, fully tiled walls.

Cloakroom WC

Low flush WC, laminate flooring, tiled walls, double glazed frosted window to side.

Outside

Communal Gardens

Well manicured rear communal gardens mostly laid to lawn with shrubs and hedging to side and rear.

Garage

Brick built single garage en bloc to rear.

Parking

For residents on a first come first served basis.



view this property online barnfields.co.uk/Property/ENF105223









welcome to

Lerwick Court, Village Road, Enfield

- Chain Free
- South Westerly Facing Rear Balcony
- Two Bedrooms
- Share Of Freehold
- Spacious Lounge
- 13ft Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 1679.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 300 years from 25 Mar 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note
the marker
reflects the
postcode
not the
actual
property

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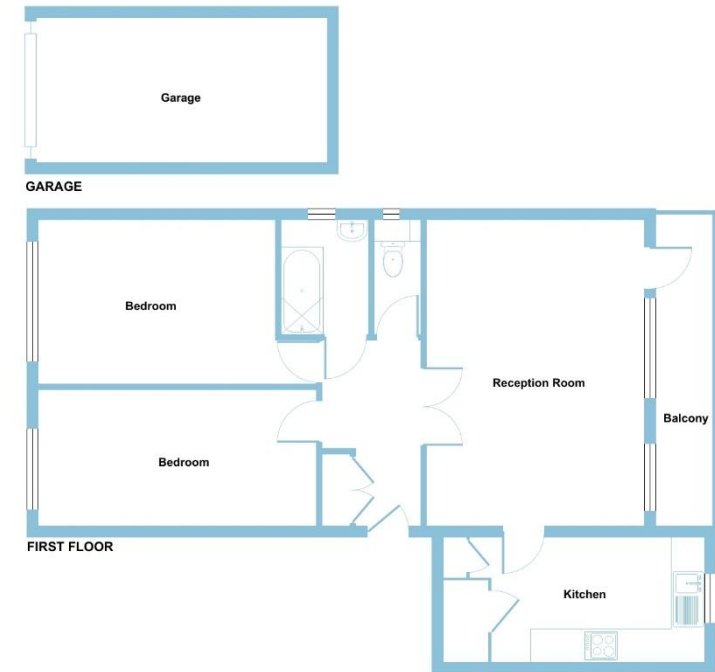
Property Ref:
ENF105223 - 0005

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Lerwick Court, 9 Village Road, Enfield, EN1

Approximate Area = 777 sq ft / 72.1 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 924 sq ft / 85.7 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). © richcom 2025. Produced for Barnard Marcus. REF: 1309253




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