



**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.

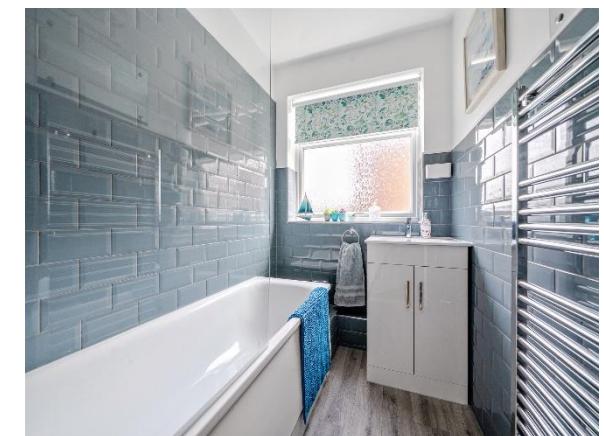
## **Parking**

For residents on a first come first served basis.



**view this property online** [barnfields.co.uk/Property/ENF105223](http://barnfields.co.uk/Property/ENF105223)









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## 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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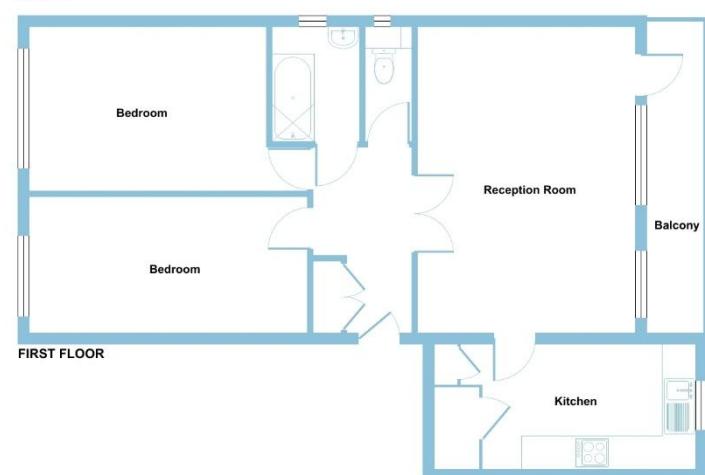
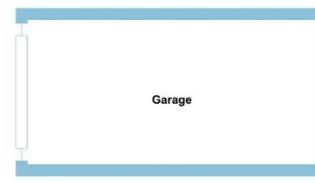
Property Ref:  
ENF105223 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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). © nichecom 2025.  
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