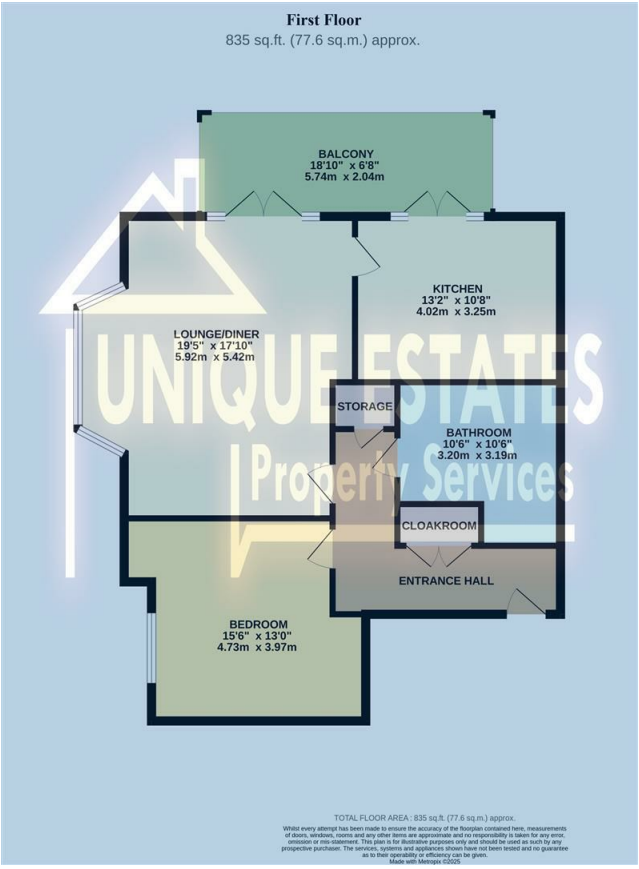
# The Ridgeway, Enfield, EN2 8GG

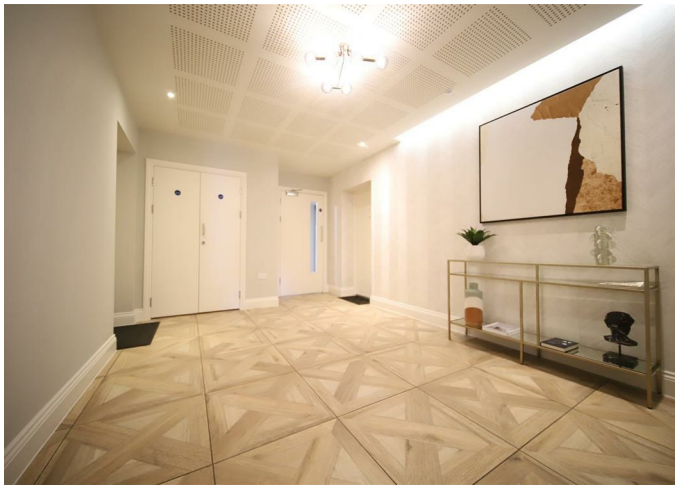
Unique Estates are pleased to offer this first-floor luxury apartment located at 72, The Ridgeway in Enfield. This property boasts a delightful reception room, perfect for relaxation and entertaining guests. The apartment features one well-appointed bedroom, providing a comfortable and private space for rest. The modern bathroom is designed with elegance in mind, ensuring a serene atmosphere.

Situated on the highly sought-after 'The Ridgeway', this property benefits from a tranquil environment while still being conveniently close to local amenities. The area is known for its picturesque surroundings and community spirit, making it an ideal place to call home.

This apartment is offered CHAIN FREE , allowing for a smooth and straightforward purchasing process. With an impressive 997 years remaining on the lease, you can enjoy peace of mind knowing that this property offers long-term security.

## £525,000 Leasehold - Share of Freehold



- Share Of Freehold With 997 Years Remaining On The Lease
- One Bedroom First Floor Luxury Apartment 818sqft
- Still Covered Under The Q Assure Gaurantee
- Built By Gade Homes In 2023
- Large 18ft Balcony With An Additional Communal Garden
- Herringbone Flooring With Underfloor Heating
- Located On The Popular 'The Ridgeway'
- Allocated Parking
- Chain Free
- Lift Access

The property Misdescriptions Act 1991
Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above.The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.