



**Weller Mews, Enfield, EN2 8FG**

**welcome to**

## **Weller Mews, Enfield**

Delightful two bedroom, two bathroom first floor apartment, just minutes from local shops, schools and Gordon Hill Rail Station, in this popular residential location and within easy access of both Enfield Town with its multiple shopping facilities, parks and transport network, M25 Motorway and greenbelt countryside.

The property is well presented throughout has many pleasing features and is offered, chain free.





### Entrance Hall

Fitted carpet, two storage cupboards one with plumbing for a washing machine, video entryphone.

### Lounge

13' 9" x 12' 5" ( 4.19m x 3.78m )

Two radiators, double glazed French windows to Juliet balcony, spotlights, fitted carpet, open to kitchen.

### Kitchen

11' 9" x 5' 3" ( 3.58m x 1.60m )

Range of fitted wall and base units with toning worktop, sink and drainer, integrated appliances including fridge-freezer, dishwasher, electric oven, gas hob with extractor above, tiled splashback, tiled floor, spotlights, double glazed window to rear.



### Bedroom One

10' 9" x 8' 2" ( 3.28m x 2.49m )

Fitted carpet, double glazed window to front, double built-in wardrobe cupboard with mirrored sliding doors, radiator, door to:-

### En-Suite Shower Room

Pedestal wash basin with tiled splashback, tiled step-in glass shower cubicle, low flush WC, chrome heated towel rail, tiled floor.

### Bedroom Two

10' 4" x 8' 2" ( 3.15m x 2.49m )

Fitted carpet, double glazed window to front, radiator.

### Bathroom

Low flush WC, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, part tiled walls, heated towel rail, spotlights, tiled floor.

### Outside

Dedicated parking space and spaces allocated for visitors. There is also a secure storage shed for bikes.



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## Weller Mews, Enfield

- Spacious Lounge With Juliet Balcony
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Allocated Parking Space
- 125 Year Lease From 2007
- Lift To All Floors

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2088.00

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

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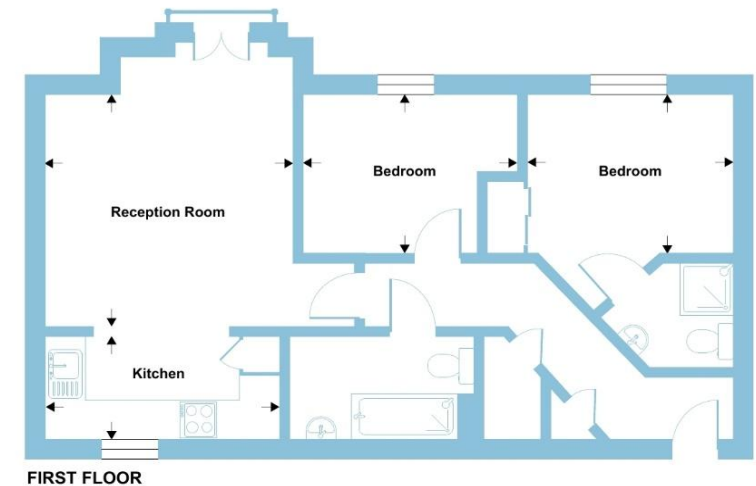
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Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale



Floor plan produced in accordance with RIGS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1334660



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