



**Elysium Court, Waverley Road, Enfield, EN2 7FP**



**welcome to**

## **Elysium Court, Waverley Road, Enfield**

Barnfields are delighted to offer for sale this magnificent two bedroom first floor luxury apartment situated in this most sought after and immaculate block. The property is ideally located close to Enfield Chase Station (Moorgate Line), Little Waitrose and other convenience stores plus Enfield Town with its plethora of shops is also close by.

The chain free property benefits from two terraces and a secure underground parking space and must be viewed to be fully appreciated!



## **Communal Entrance Hall**

A beautiful entrance hallway with ceramic tiled floor and lift access to all floors.

## **First Floor**

### **Flat Door**

Opens to:-

### **Hallway**

Ceramic tiled floor, two storage cupboards, underfloor heating.

### **Lounge**

18' 6" x 12' 10" ( 5.64m x 3.91m )

Ceramic tiled floor, spotlights, underfloor heating, surround sound speakers, bi-fold doors opening to terrace with tiled floor and glass balustrade.

### **Kitchen / Breakfast Room**

16' 3" x 15' 4" ( 4.95m x 4.67m )

Comprehensively fitted with a range of wall and base units, white quartz worktops and matching splashbacks, undermount sink, five ring gas hob with extractor above, double built-in eye level oven, built-in fridge/freezer, built-in dishwasher, ceramic tiled floor, spotlights, matching island with space for stools beneath, surround sound speakers, bi-fold doors opening to a pleasant South Facing terrace with tiled floor and glass balustrade.

### **Bedroom One**

14' 1" x 12' 10" ( 4.29m x 3.91m )

Fitted carpet, underfloor heating, built-in wardrobes, surround sound speakers, spotlights, bi-fold doors opening to terrace with tiled floor, door to:-

### **En-Suite**

Matching "his and hers" sinks with drawers beneath, low level WC with concealed cistern, large fully tiled walk-in shower, panelled bath and hand held shower, fully tiled walls and floor, underfloor heating, large inset mirror, spotlights, surround sound speaker.

### **Bedroom Two**

9' 6" x 8' 5" ( 2.90m x 2.57m )

Fitted carpet, underfloor heating, double glazed window to side, surround sound speakers, spotlights.

### **Shower Room**

Fully tiled shower cubicle, low level WC with concealed cistern, hand basin with drawer beneath, fully tiled walls and floor, chrome heated towel rail, surround sound speaker, spotlights.

### **Outside**

### **Communal Front Gardens**

Immaculate and well manicured front garden with security entrance gate.

### **Secure Parking**

The property benefits from unallocated secure parking space in the underground parking area accessed via an electric gate.

### **Agents Note**

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



***view this property online*** [barnfields.co.uk/Property/ENF105537](http://barnfields.co.uk/Property/ENF105537)







welcome to

## Elysium Court, Waverley Road, Enfield

- Immaculate Condition Throughout
- Two Bathrooms
- Two Terraces (One South Facing)
- Spacious Lounge Opening To Terrace
- Stunning Kitchen/Breakfast Room Opening To Terrace

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 3050.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2026. 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

# £600,000



Please note  
the marker  
reflects the  
postcode  
not the  
actual  
property

check out more properties at [barnfields.co.uk](https://barnfields.co.uk)



Property Ref:  
ENF105537 - 0002

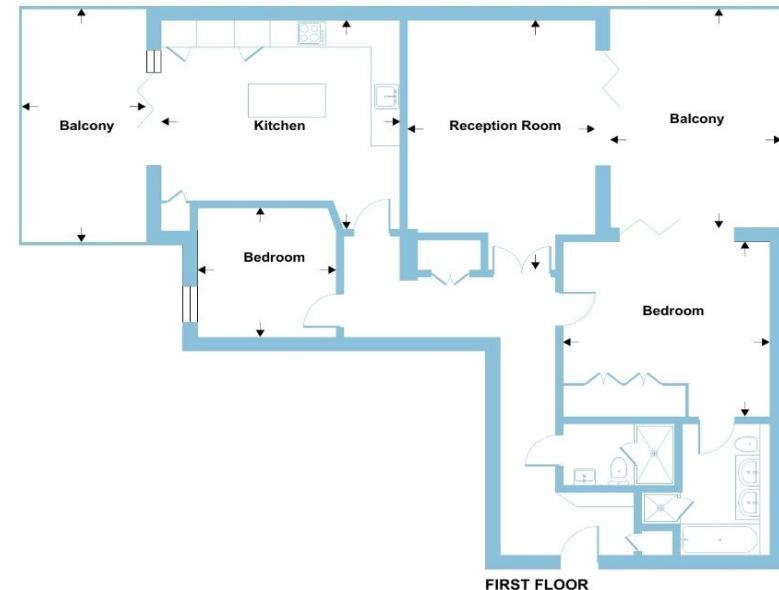
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**Waverley Road, Enfield, EN2**

Approximate Area = 1058 sq ft / 98.2 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). © nchecom 2025. Produced for Barnard Marcus. REF: 1386758



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://barnfields.co.uk)