



Roseanna Lodge, Village Road, Enfield, EN1 2ET



welcome to

Roseanna Lodge, Village Road, Enfield

Barnfields are delighted to offer for sale this rarely available exquisite two bedroom first floor luxury apartment in a secure gated development in this tree-lined residential turning forming part of the Bush Hill Park Conservation Area within easy access of Enfield Town, shopping centre and Bush Hill Park Rail Station (Liverpool Street) and local shops. Built just 10 years ago to an exacting standard this beautiful apartment must be viewed to be fully appreciated!



Gated Communal Entrance

Leads to the communal front door with video entryphone, opens to:-

Communal Entrance Hall

A pleasant and well maintained entrance hall with lift access and stairs to all floors.

First Floor

Flat door opens to:-

Hallway

Tiled flooring with underfloor heating, door opens to main hallway with a large storage cupboard housing the hot water tank, large cloaks cupboard and underfloor heating, spotlights.

Lounge

17' 4" x 14' 3" (5.28m x 4.34m)

Tiled flooring with underfloor heating, double glazed doors opening to a North Westerly facing terrace, spotlights.

Kitchen / Breakfast Room

14' 4" x 12' 6" (4.37m x 3.81m)

A stunning white gloss fitted kitchen with matching white Quartz worktop with glass splashback, undermount sink, built-in Siemens double oven, fridge/freezer, washing machine and dishwasher, large bespoke Granite island with space for bar stools and dining, double glazed French doors with Juliet balcony to front aspect, tiled floor with underfloor heating, spotlights.

Bathroom

Wall mounted hand basin with drawer beneath, WC with concealed cistern, large fully tiled shower unit, tiled floor with underfloor heating, fully tiled walls, large inset mirror, chrome heated towel rail, spotlights.

Bedroom One

18' 7" x 11' 6" (5.66m x 3.51m)

Tiled floor with underfloor heating, double glazed sash windows to side, spotlights, doorways to en-suite and dressing room.

En-Suite

Matching his and hers wall mounted hand basins with drawers beneath, WC with concealed cistern, large fully tiled shower unit, tiled floor with underfloor heating, panelled bath, fully tiled walls, large inset mirror, chrome heated towel rail, spotlights.

Dressing Room

13' 4" x 5' 2" (4.06m x 1.57m)

A fantastic space with a range of fitted units and rails, tiled floor with underfloor heating, double glazed sash window to side aspect.

Bedroom Two

13' 4" x 8' 10" (4.06m x 2.69m)

Tiled floor with underfloor heating, built-in wardrobe, double glazed sash windows to side, spotlights.

Outside

Underground Parking

The property benefits from its own secure underground parking space accessed via two remote controlled gates.

Communal Gardens

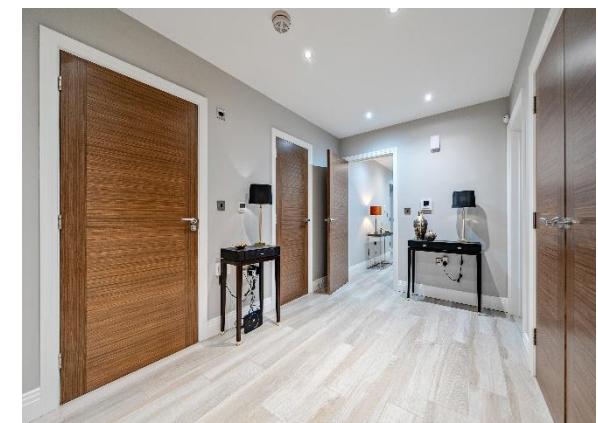
Well manicured landscaped communal gardens surround the block.



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Roseanna Lodge, Village Road, Enfield

- Two Double Bedrooms
- Spacious Lounge Opening To Terrace
- Two Bathrooms & Dressing Room
- Kitchen / Breakfast Room
- Secure Underground Parking

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: F Service Charge: 2780.66

Ground Rent: 330.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105671 - 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.

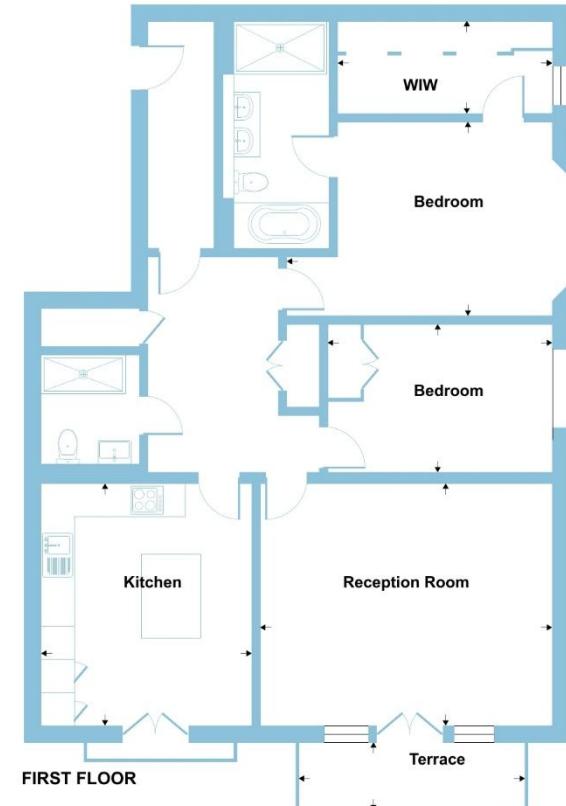
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Village Road, Enfield, EN1

Approximate Area = 1188 sq ft / 110.3 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). © niche.com 2026. Produced for Barnard Marcus. REF: 1410739



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