



## VILLAGE ROAD, EN1 2ET



**£595,000 Leasehold**

- GROUND FLOOR FLAT 1020 SQ/FT
- LARGE PRIVATE TERRACE
- 2 DOUBLE BEDROOMS
- FAMILY BATHROOM
- GATED DEVELOPMENT
- SPACIOUS LOUNGE
- KITCHEN
- ENSUITE TO MASTER
- UNDERGROUND PARKING SPACE
- 987 YEAR LEASE

Property Details

Occupying a desirable ground-floor position within the prestigious gated development of Roseanna Lodge on Village Road, Enfield, this exceptional two-bedroom apartment offers an impressive 1,080 sq ft of beautifully proportioned accommodation, combining generous living space with a refined contemporary specification. Particularly well suited to those seeking to downsize without compromising on comfort, quality or space, the apartment has been thoughtfully designed for elegant and effortless living.

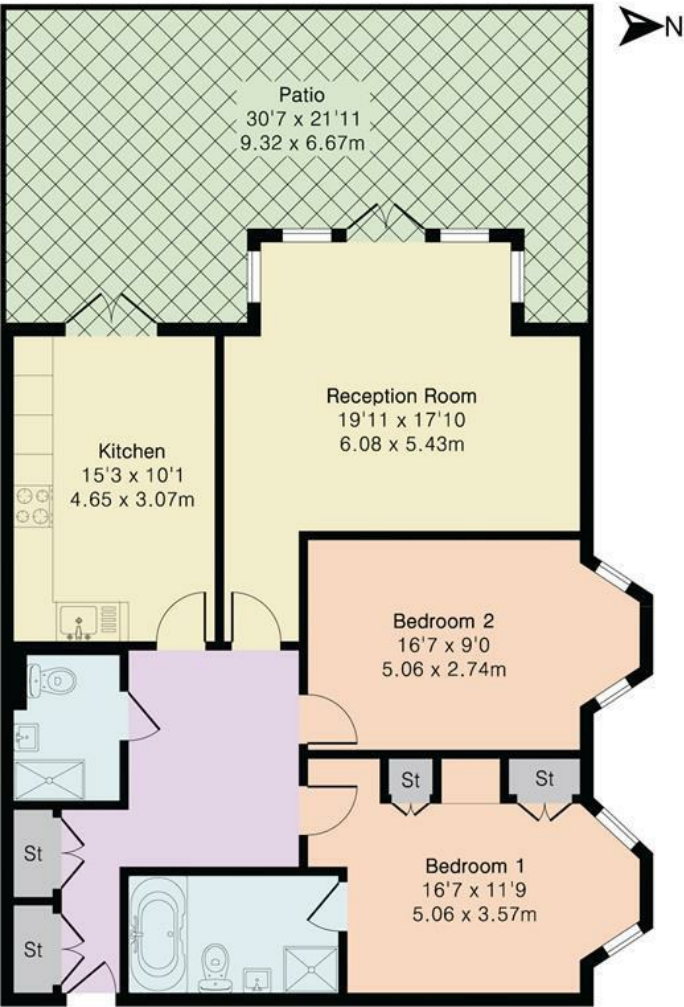
At the heart of the home is a sophisticated high-gloss fitted kitchen, finished with luxurious quartz worktops and a comprehensive range of integrated Siemens appliances. Double French doors open directly onto the private terrace, creating a seamless connection between the interior and outdoor space and providing an attractive setting for morning coffee, alfresco dining or relaxed entertaining.

The principal bedroom is an inviting and well-appointed retreat, complete with fitted wardrobes and a stylish en-suite, while the second bedroom offers excellent proportions and versatility for visiting guests or use as a study. The apartment further benefits from a video entry intercom system and multi-sensor alarm, providing additional peace of mind within this already secure and exclusive gated setting.

Residents enjoy the convenience of lift access serving all floors, together with an allocated parking space within the secure gated underground car park. With its substantial 1,020 sq ft footprint, private terrace, excellent specification and a 987-year lease, this outstanding apartment presents a rare opportunity to acquire a spacious and sophisticated home within one of Village Road's most desirable gated developments.



Approximate Gross Internal Area 1020 sq ft - 95 sq m



Raised Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

