



20 Wellington Road, Trentham Lodge, Enfield, EN1 2PD

Asking Price £425,000



## 20 Wellington Road, Enfield, EN1 2PD

CHAIN FREE - SHARE OF FREEHOLD - Chain free. Lanes are delighted to offer this delightful FIRST floor apartment situated in this quiet tree lined road and adjacent to Enfield Cricket Ground. Bush Hill Park railway station is close by as are the shopping facilities of Enfield Town.

The accommodation is entered via an entryphone system, its own front door leads to a spacious hallway, two bedrooms (one en-suite), a modern fitted kitchen and a spacious reception room with sliding doors onto a private patio area. There is also off street parking and a garage en-bloc.

This property is in need of refurbishment throughout but is a great opportunity for anyone looking for a blank canvas to really make a property their own!

**BRAND NEW LEASE ON COMPLETION!**



**HALLWAY**

**LIVING ROOM DINER**

**KITCHEN**

**BEDROOM ONE**

**EN-SUITE**

**BEDROOM TWO**

**BATHROOM**

**BALCONY**

**GARAGE**

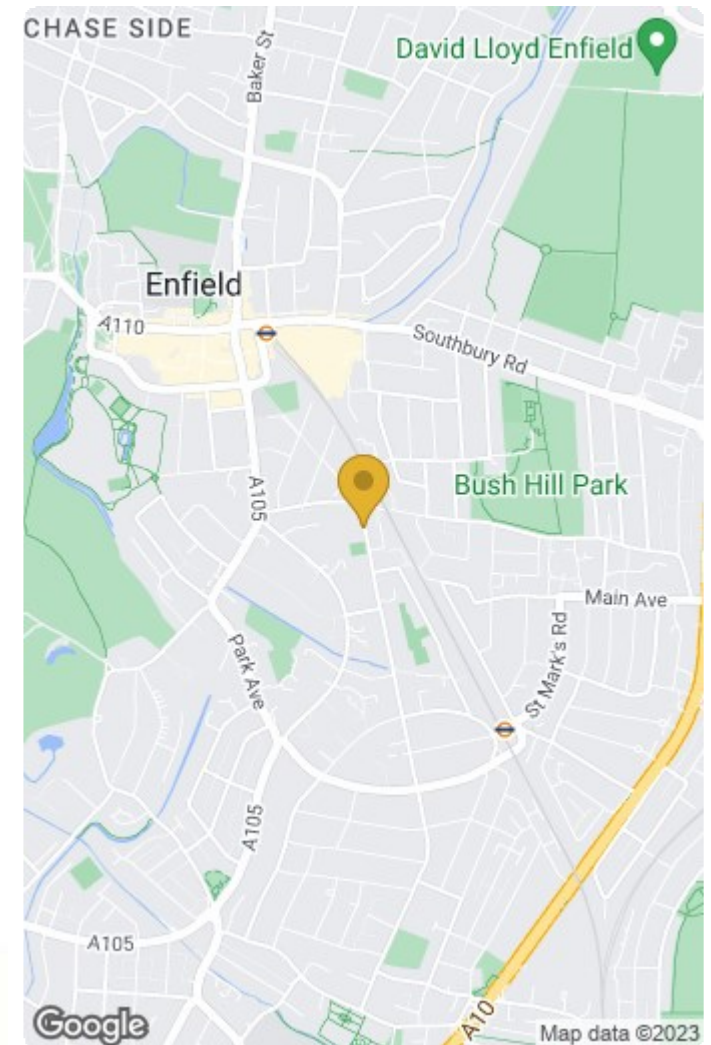
LEASE - SHARE OF FREEHOLD - 900+ YEARS

SERVICE CHARGE - £176.67 pcm

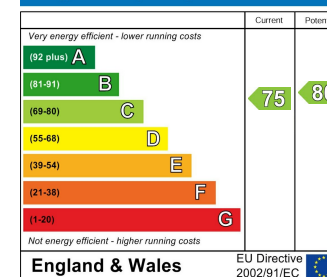
GROUND RENT - N/A



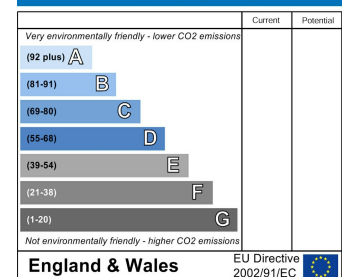




**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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