



DESSALINE
LODGE
110 BUSH HILL

Flat 7, Dessaline Lodge 110 Bush Hill, London, N21 2BS

Offers In Excess Of £600,000

Lanes
ESTATE AGENTS

Flat 7, Dessaline Lodge 110 Bush Hill, London, N21 2BS

Lanes are delighted to welcome to market Dessaline Lodge, 110 Bush Hill, N21. Dessaline Lodge provides a peaceful and tranquil setting in landscaped gated grounds adjacent to Bush Hill golf course and over 100 acres of peaceful parkland.

This high specification luxury first floor apartment benefits from 2 double bedrooms, the main bedroom with fitted wardrobes and an en-suite, family/guest bathroom and a private terrace off of the open plan kitchen/lounge. With zoned under floor heating throughout, an allocated private parking space, a long lease of 122 years remaining and approx. 7 years remaining on Advantage Warranty.

Other rare benefits include lift access, 1080hd CCTV external monitoring, digital entrance control system, an impressive water-boosting tank to ensure maximum pressure, Grohe Smart Control bath, Häcker kitchen featuring soft close units with clever storage solutions, hand-finished quartz worktops, luxury Italian porcelain wall and floor tiles and EV charging points.

At the heart of the area is Winchmore Hill 'The Green', a village surrounded by shops and restaurants. It is also abundant with cafes, pubs and bars, supermarkets and grocery stores. Winchmore Hill sports club provides the local area with cricket, football, tennis, hockey and table tennis facilities.

Transport links to London (Enfield, Grange Park, Winchmore Hill) and just 28 minutes to London's Kings Cross. It is also in close proximity to Enfield Towns vibrant shopping centre.



Entrance

Wood floors, under floor heating, storage cupboard housing meters and boiler, spotlights, intercom, doors to all rooms.

Open Plan Lounge/Kitchen 17'3" x 19'5" (5.26m x 5.92m)

Lounge - Double glazed doors to front aspect leading out to the terrace/balcony. Wood flooring, under floor heating, spotlights.

Kitchen- Wood flooring, under floor heating, quartz splashbacks and worktops, integrated Siemens single oven with gas hob, extractor hood, stainless steel sink with mixer taps, integrated washing machine, dishwasher, fridge freezer and microwave. Base level and eye level units, spotlights.

Bedroom One 12'1" x 12'10" (3.68m x 3.91m)

Double glazed windows to front aspect, fitted carpets, under floor heating, door to En-Suite, fitted wardrobes, spotlights.

En-suite 4'8" x 7'2" (1.42m x 2.18m)

Tiled flooring, tiled walls, double shower cubicle, vanity hand basin with mixer tap, low level concealed w.c, spotlights, heated towel rail.

Bedroom Two 8'0" x 15'3" (2.44m x 4.65m)

Double glazed window to front aspect, fitted carpet, under floor heating, spotlights.

Bathroom 5'5" x 8'0" (1.65m x 2.44m)

Tiled flooring, tiled walls, panel enclosed bath with mixer tap and shower attachment, vanity hand basin with mixer tap, low level concealed, spotlights and heated towel rail.

Terrace

Tiled, front aspect.

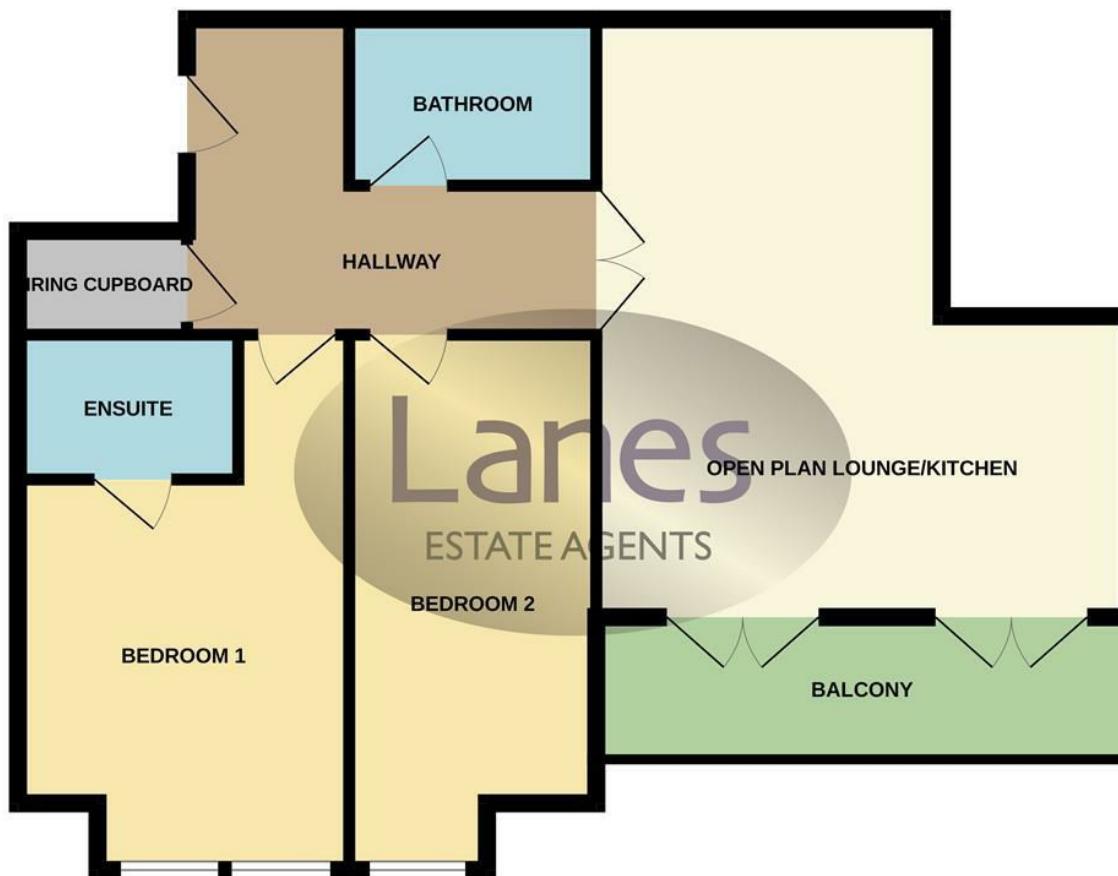
Lanes Enfield Town Reference Number

ET5227/CS/CS/AX/310125





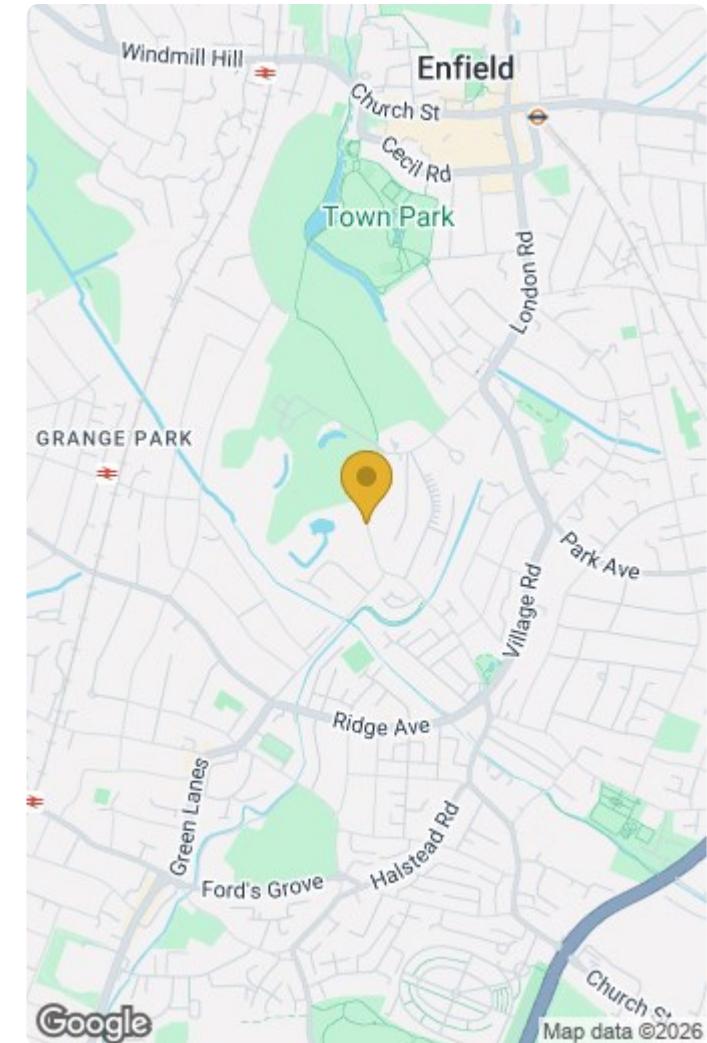
FIRST FLOOR
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	