



Flat 9 3 Village Road, Wade House, Enfield, EN1 2DL

Asking Price £400,000



## Flat 9 3 Village Road, Enfield, EN1 2DL

**\*\*CHAIN FREE\*\*** A well priced, extremely spacious first floor flat in the highly sought after leafy Village Road location close to Enfield Town. This property has many benefits including generous sized dual aspect lounge, share of freehold, two double bedrooms, two bathrooms, spacious kitchen. Walking distance to all local amenities including Bush Hill Park Train Station & Enfield Town Station, Enfield Town shopping centre and all other local transport. Viewing highly recommended.



## COMMUNAL ENTRANCE

### HALLWAY

**LIVING ROOM** 10.67x7.74 (3.05m.20.42mx2.13m.22.56m)

**KITCHEN** 10.67x7.74 (3.05m.20.42mx2.13m.22.56m)

**BEDROOM ONE** 15.15x11.68 (4.57m.4.57mx3.35m.20.73m)

**BEDROOM TWO** 7.75x11.65 (2.13m.22.86mx3.35m.19.81m)

**BATHROOM** 6.05x8.25 (1.83m.1.52mx2.44m.7.62m)

**W/C** 3.45x5.12 (0.91m.13.72mx1.52m.3.66m)

## COMMUNAL GROUNDS

### PARKING

Allocated parking bay

### GARAGE

Service Charge -

Ground Rent -

Lease - In Excess of 900 years



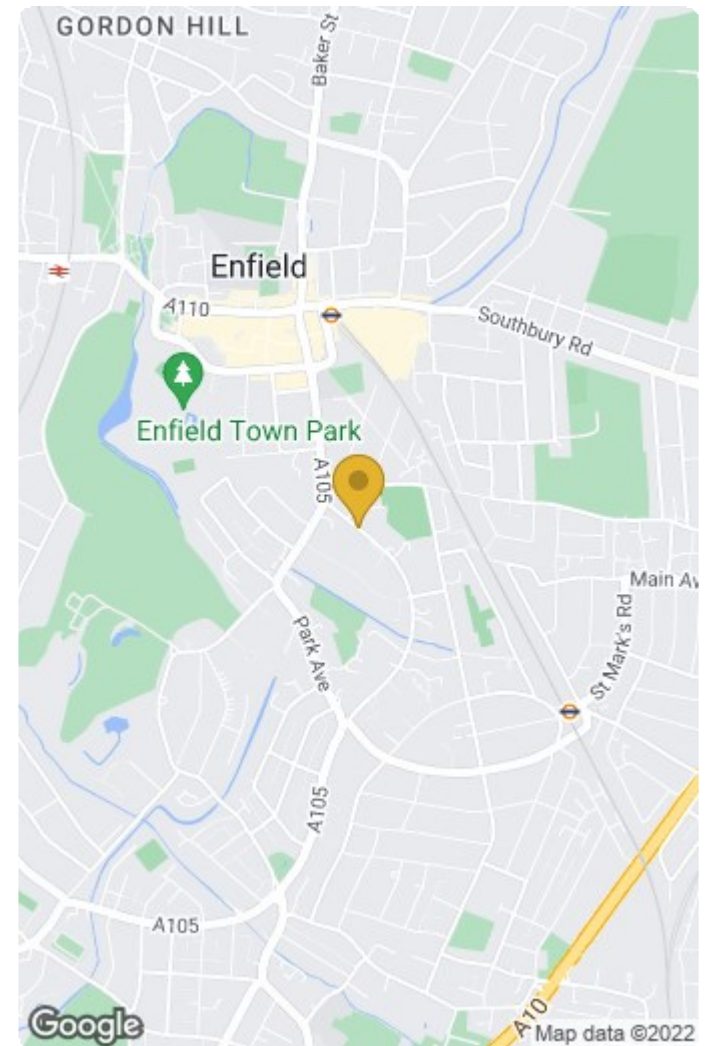




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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