



Flat 6 Forty Hill, Enfield, EN2 9EH

£650,000



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****ONE OF A KIND**** Lanes are delighted to offer this truly magnificent FLAT, and one you won't find again! three DOUBLE bedrooms, THREE bathrooms, DOUBLE GLAZING throughout, ample character with this conversion, originally named 'The Goat' it was built as a mock-Tudor style in 1929. The decorated chimneys were inspired by those at Hampton Court Palace. The Goat was converted into the residential Chimneys Lodge with a new annexe in a similar style.

You DO NOT want to miss out on this RARE find, it has space , storage, character, parking, and a REAL home feel.

Chimneys Lodge stands within landscaped grounds and this development consists of only 14 apartments and each being unique and individual. This rare development is further enhanced by having walled boundaries, security gates, entry phone facilities for all pedestrian and vehicle points.



Entrance Hall

Exposed wooden beam, wired in smoke alarm, spotlights, video entry phone, alarm system, double convector radiator and cover,

Living Room

16'0" x 13'7" (4.88m x 4.16m)

Real wood flooring, spotlights, double convector radiator and thermostat, bay window, grid double glazed windows, sockets, Ethernet socket.

Kitchen

9'7" x 5'10" (2.93m x 1.80m)

Real wood flooring, spotlights, an assortment of base and wall mounted cabinets, worktop with one and a half bowl sink, mixer tap, extractor hood, Neff gas hob and oven, Worcester combi boiler, integrated Bosch dishwasher.

Bathroom

Tiled flooring and walls, spotlights, extractor fan, towel radiator, mirror with light, toilet with push flush, sink with mixer tap and vanity unit. Please note: The bath has been removed and can be put back in.

Bedroom One

21'5" x 17'0" (6.53m x 5.19m)

Exposed wooden beams, double glazed grid windows to front and side aspect, spotlights, built-in wardrobes, plus an abundance of additional inbuilt storage.

Ensuite

Tiled floors and walls, spotlights, towel radiator, underfloor heating, digital thermostat, double shower, extractor fan, toilet with push flush, sink, with mixer tap and vanity unit, mirror cabinet with light.

Bedroom Two

14'8" x 12'7" (4.49m x 3.84m)

Grid double glazed window to side and rear aspect, double convector radiator and thermostat, built-in wardrobe, spotlights.

Ensuite

Tiled floors and walls, towel radiator, underfloor heating, digital thermostat, double shower, extractor fan, toilet with push flush, sink with mixer tap and vanity unit, mirror cabinet with light.

Bedroom Three

17'2" x 14'8" (5.25m x 4.48m)

Exposed wooden beams, storage into eaves with in-built office area, grid double glazed windows to side and rear aspect, housing for washing machine and tumble dryer, spotlights.

Parking

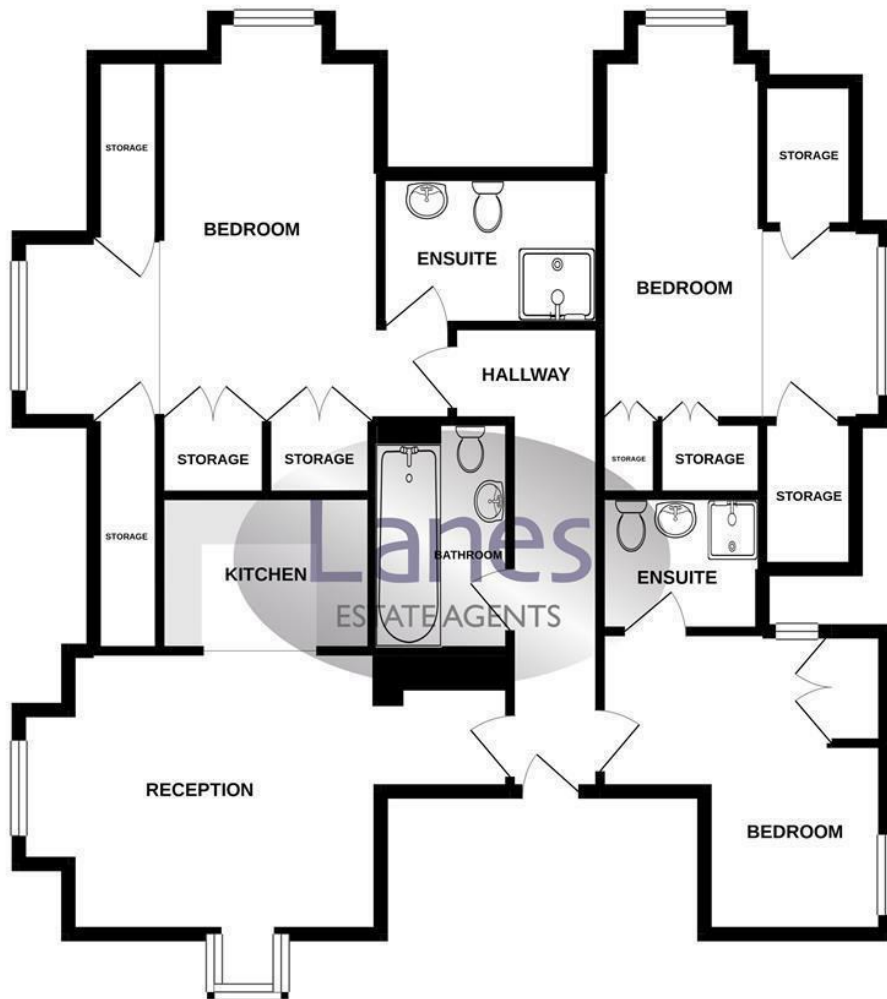
Allocated parking bay gated

Lanes Estate Agent Enfield Property Reference

ET5003/MA/PD/MA/181021



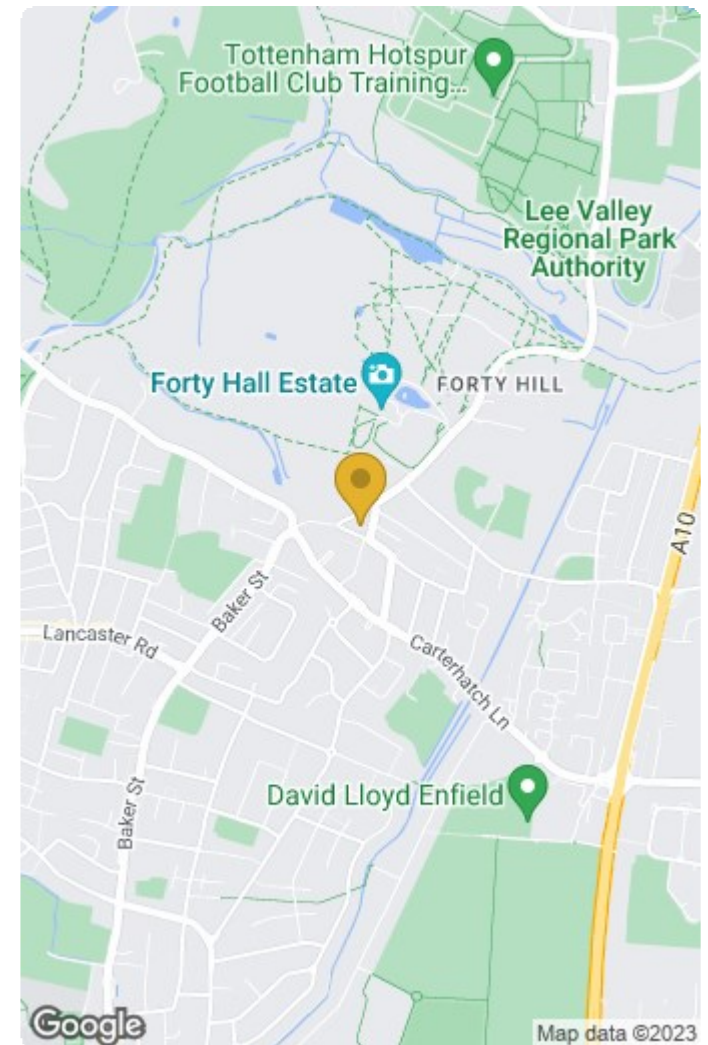




TOTAL FLOOR AREA: 1305sq. ft. (121.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			90
(81-91) B			
(69-80) C			75
(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		

