



14 Eastwick Lodge, 4 Village Road, Enfield, EN1 2FB
Guide Price £485,000



14 Eastwick Lodge, 4 Village Road, Enfield, EN1 2FB

****CHAIN FREE**** A wonderful two bedroom, two bathroom first floor apartment, situated within this highly prestigious development which is a short walk from Enfield Town shops and Station and in one of Enfield's most sought after roads. The property boasts a host of delightful features including great living space, a master bedroom with an en-suite shower room, a lovely modern fitted kitchen with built in appliances, an attractive & spacious lounge/diner with doors leading to a private terrace. The flat is presented in excellent condition and will come with a new extended lease, a built in surround speaker system and under ground private parking. An internal viewing is highly recommended.



COMMUNAL ENTRANCE

HALLWAY

With intercom, double radiator, airing cupboard, storage, smoke alarm, carpeted flooring.

KITCHEN 9'83 x 13'69 (2.74m x 3.96m)

With tiled splash backs, range of wall and base units with flat top work surfaces, integrated cooker with electric oven and gas hob, integrated chimney hood extractor, sink with drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, power points, tiled flooring.

LIVING ROOM 13'69 x 17'52 (3.96m x 5.18m)

With two double radiators, phone points, TV points, power points, carpeted flooring, French doors leading to balcony.

BALCONY

BEDROOM ONE 18'92 x 9'44 (5.49m x 2.74m)

With double glazed windows to the rear, double radiator, carpeted flooring, fitted wardrobes, phone points, power points,

EN-SUITE

With double radiator, tiled flooring, extractor fan, shower cubicle, wash basin with mixer tap, low level W.C, shaver points, tiled walls, spotlights,

BEDROOM TWO 18'94 x 8'8 (5.49m x 2.64m)

With double glazed windows to the rear, carpeted flooring, fitted wardrobes, phone points, power points.

BATHROOM 9'08 x 11'05 (2.95m x 3.48m)

With double radiator, panel enclosed bath with mixer tap, wash basin with mixer tap, shaver points, tiled walls, shower cubicle.

UNDERGROUND PARKING

Allocated gated parking bay





First Floor



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.
Made with Metropix ©2021

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		
(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		
(82 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	

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

