



Flat 6, 9 Bethany House Slades Hill, Enfield, EN2 7FJ

Offers In Excess Of £500,000

Lanes
ESTATE AGENTS

Flat 6, 9 Bethany House Slades Hill, Enfield, EN2 7FJ

****CHAIN FREE**** Lanes are delighted to offer this Luxurious two double bedroom, two bathroom first floor apartment with lift access. This apartment is located just a short walk to Enfield Chase Train Station and Enfield town shopping center and boasts large hallway, spacious reception room and stunning contemporary fully fitted kitchen/diner with granite worktops, main bedroom with fitted wardrobes and ensuite shower. Externally the apartment benefits from a gated underground car park, allocated parking space and landscaped communal gardens. Call Now to view!



Inner Hallway

Video entry system, spotlights, radiator and wooden flooring.

Living Room 20'11" x 17'9" (6.38m x 5.41m)

Double glazed bay window to front aspect, double glazed window to the side aspect, Juliette balcony, spotlights, two radiators and wooden flooring.

Kitchen 13'7" x 9'3" (4.14m x 2.82m)

Double glazed window to side aspect, radiator, tiled flooring, eye and base level units with roll top work surfaces, integrated cooker with electric oven, gas hob and extractor hood, sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, integrated dishwasher and spotlights.

Bedroom One 16'8" x 10'4" (5.08m x 3.15m)

Double glazed bay window to front aspect, Juliette balcony to front aspect, radiator and fitted wardrobes.

Ensuite

Tiled walls, heated towel rail, tiled flooring, panel enclosed bath with shower attachment, shower cubicle, wash basin with mixer tap and low level W.C.

Bedroom Two 13'4" x 8'9" (4.06m x 2.67m)

Double glazed window to front aspect, radiator and fitted wardrobes.

Shower Room

Spotlights, tiled walls, heated towel rail, tiled flooring, extractor fan, shower cubicle, wash basin with mixer tap and pedestal and low level W.C.

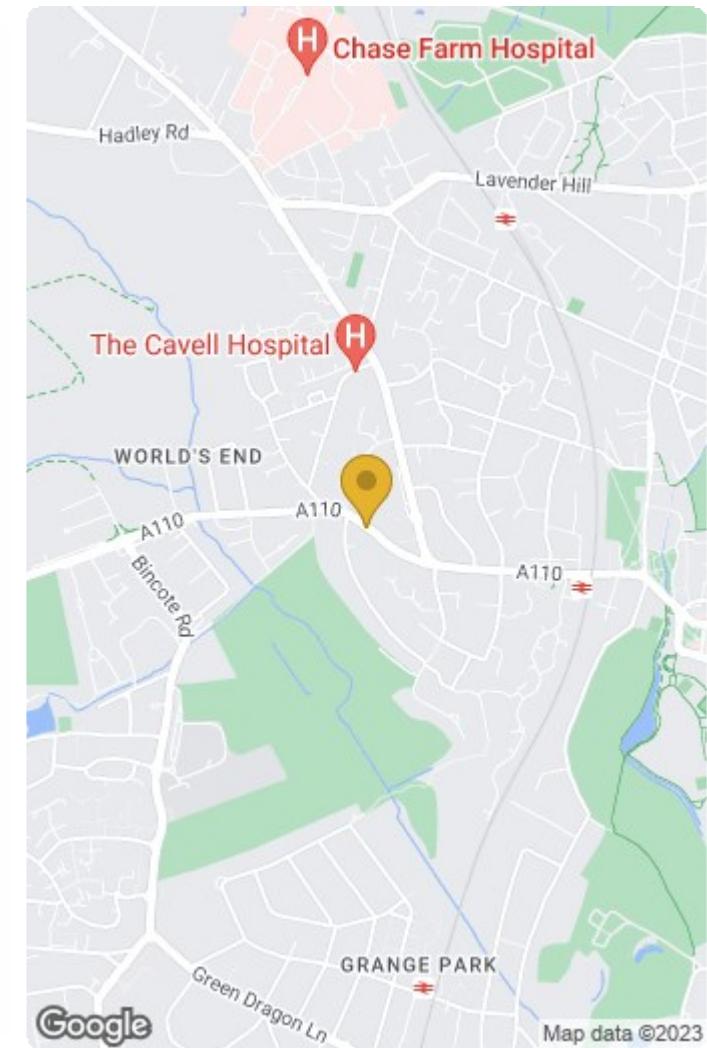
Reference

ET5050/PD/PD/AX/050723





Approximate Gross Internal Area 1033 sq ft – 96 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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	

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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