



Flat 7 3 Wellington Road, Enfield, EN1 2PB

£719,995

Lanes
ESTATE AGENTS

Flat 7 3 Wellington Road, Enfield, EN1 2PB

****CHAIN FREE**** Wellington House is an exclusive development of high specification one, two and three bedroom apartments, situated in the desired location of Wellington Road, with peaceful views across Enfield Cricket Ground.

This flat is a 980 sq ft elegant two bedroom top floor apartment boasting a stunning terrace off bedroom two, a 25ft living/dining area, designer kitchen with composite worktops and integrated Siemens appliances, superior master bedroom with dressing room and en-suite, a private terrace and undercroft gated allocated parking.

Within close proximity to Enfield Town, offering a diverse selection of restaurants, cafes, bars, Palace Gardens Shopping Centre and Enfield Town rail station (Fare Zone 5) just 35 minutes from Liverpool Street - making Wellington House perfect, whether you are a commuting professional, downsizing, or searching for the ideal investment opportunity.

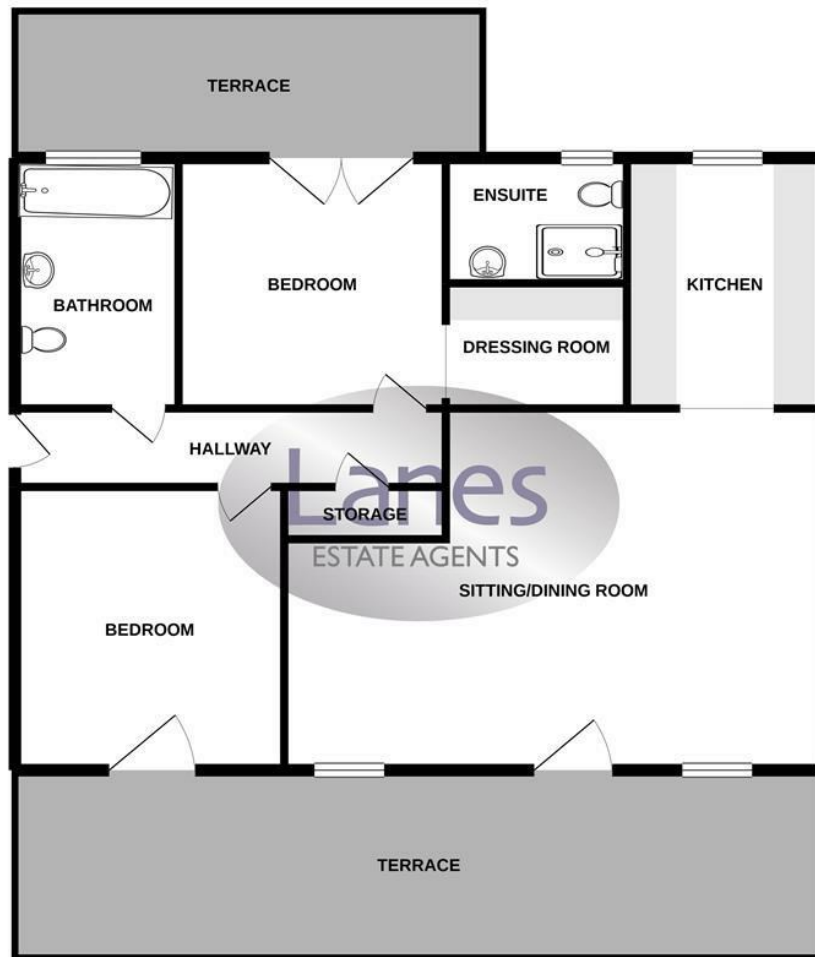


HALLWAY	
LIVING ROOM DINER	25'5" x 16'2" (7.75m x 4.95m)
KITCHEN	11'5" x 9'3" (3.48m x 2.84m)
BEDROOM ONE	11'5" x 10'2" (3.48m x 3.10m)
DRESSING ROOM	
EN-SUITE	
SUN TERRACE	
BEDROOM TWO	11'10" x 9'10" (3.61m x 3.02m)
BATHROOM	
SUN TERRACE	
PARKING	





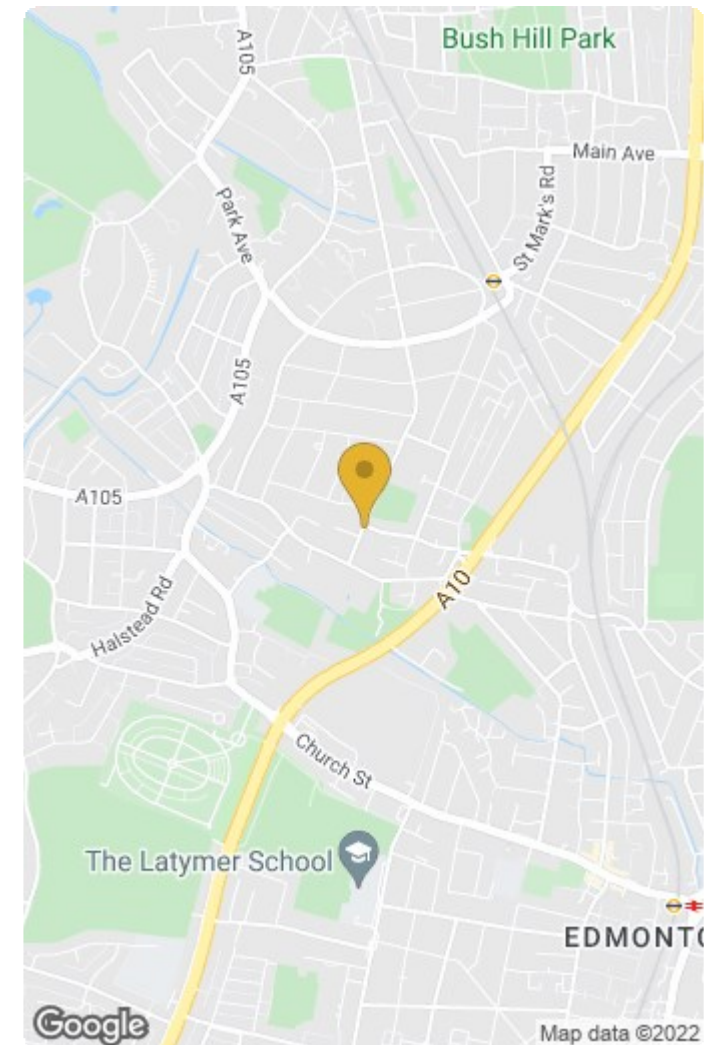
TOP FLOOR
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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			
(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	

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