



Roundhedge Way, EN2 8LD
Enfield

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Roundhedge Way, EN2 8LD

This spacious and larger-than-average studio flat offers an excellent opportunity for first-time buyers or investors. Situated in a peaceful cul-de-sac just off The Ridgeway, this chain-free property benefits from allocated parking, Juliet balcony and a long 967 year lease. The flat features a separate sleeping area, offering additional privacy and versatility. With the potential to convert into a one-bedroom flat, subject to the necessary consents, this property offers great scope for future development. The flat also benefits from a separate fitted kitchen, ample storage space, and a well-presented three-piece bathroom suite. Double-glazed windows ensure energy efficiency and comfort throughout.

Located in a highly desirable area, this property provides easy access to transport links, including local bus routes, Gordon Hill Station, and Enfield Chase Station, all offering direct access into Central London. The M25 is also easily accessible, making commuting straightforward. Local shops and amenities, including Enfield Town Centre, are within close reach, offering all the conveniences you need.

Council Tax Band: C

Construction Type: Standard (Brick)

Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£235,000



- Chain Free
- Juliet Balcony
- 967 Year Lease
- Positioned in a Quiet Cul-De-Sac Located Just Off The Ridgeway
- Easy Access to the M25

- A Spacious Ground Floor Studio Apartment With Separate Sleeping Area
- Allocated Parking
- Gas Central Heating and Anglian Double Glazed Patio Door and Windows
- Within Close Proximity of Transport Links Including Local Bus Routes and Gordon Hill Station
- Ideal First Time Purchase or Investment Opportunity





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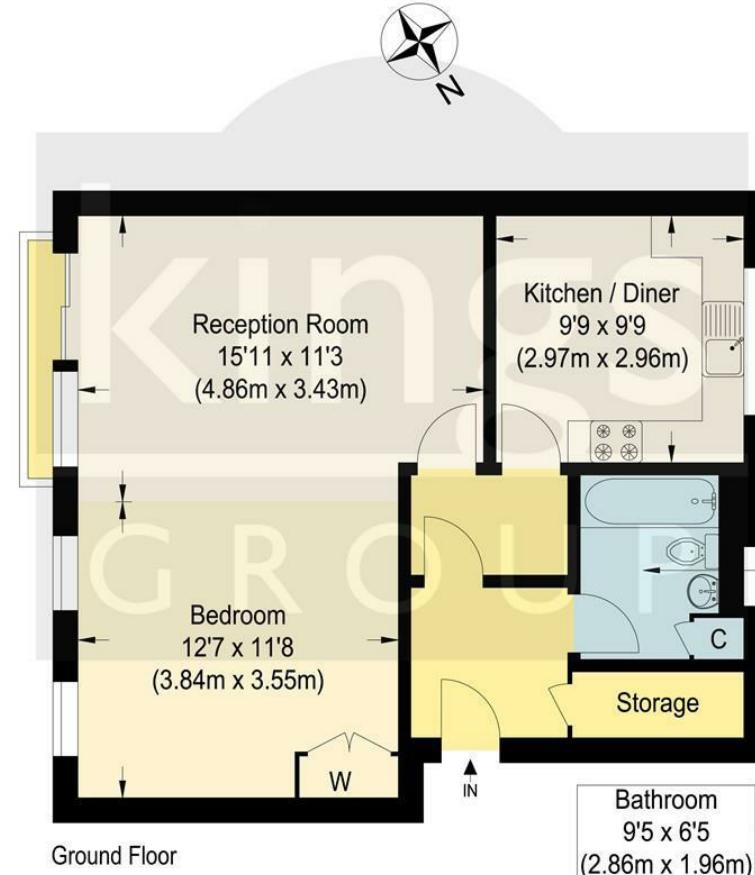
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



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Approximate Gross Internal Floor Area : 52.70 sq m / 567.25 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.