



VILLAGE ROAD, EN1
£425,000 SHARE OF FREEHOLD

**AN IMPRESSIVE TWO-DOUBLE BEDROOM GROUND-FLOOR
 FLAT IN A DESIRABLE LOCATION, OFFERED CHAIN-FREE
 AND A SHARE OF FREEHOLD.**

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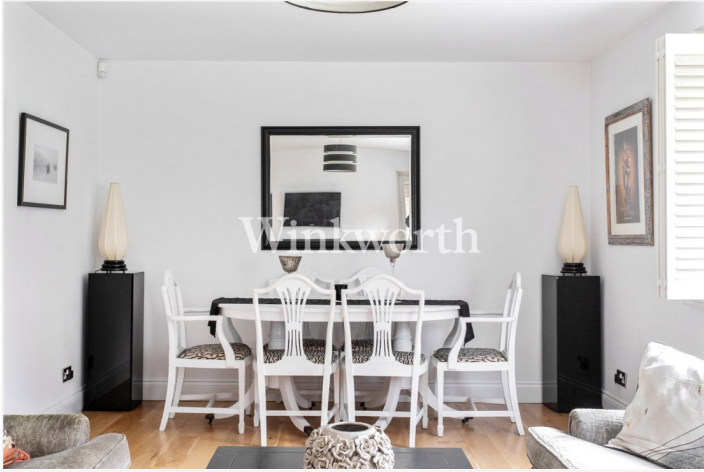


DESCRIPTION:

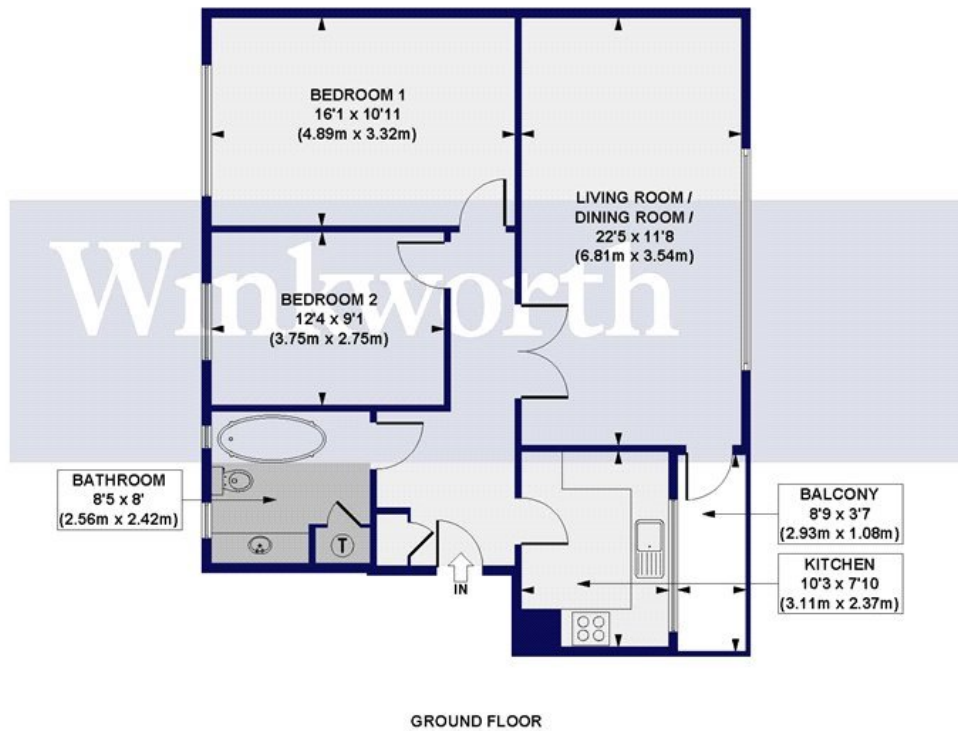
A spacious and beautifully presented ground-floor apartment in a desirable location, within easy reach of Bush Hill Park Overground Station (to Moorgate) and Enfield Town shopping precinct.

Offered for sale chain-free and with a share of freehold, the property was refurbished approximately 12 years ago to a high standard and enjoys just over 800 sq. ft. of light and airy accommodation. The impressive 22'5-wide reception room provides ample space to dine and entertain, featuring a large window overlooking the communal garden and a door leading to a private balcony. The modern kitchen is fitted with sleek handleless units, complemented by a block wood worktop and a range of integrated appliances. Both bedrooms are generously sized doubles, while the luxurious, fully tiled bathroom boasts a roll-top bath. In the reception room and bedrooms, you will find bespoke fitted shutters and oakwood flooring that extends into the entrance hall and kitchen, adding warmth to the interior. Outside, the property benefits from well-maintained communal grounds, residents parking, and a garage en-bloc.

Viewing is highly recommended to fully appreciate the space and quality this lovely flat has to offer.



Newport Lodge, Village Road, EN1
Approx. Gross Internal Floor Area 809 sq. ft / 75.17 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
67	77
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Share of Freehold
Term: 244 year and 2 months
Service Charge: £1,188 per annum
Ground Rent: N/A
Council Tax: London Borough of Enfield – Band C

All figures that are shown were correct at the time of printing.

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