



Paddock Lodge Village Road, Enfield EN1 2EA



welcome to

Paddock Lodge Village Road, Enfield

Situated in this popular tree-lined turning just minutes from Bush Hill Park Rail Station (Weaver Line) local shops, schools and parks, and within easy reach of Enfield Town, with its multiple shopping facilities, pubs and restaurants, this spacious two bedroom top floor (second) balcony flat.

The bright and spacious accommodation has many pleasing features including share of freehold.



Entrance Hall

Fitted carpet, radiator, cupboard housing water tanks.

Lounge

18' x 11' 11" (5.49m x 3.63m)

Fitted carpet, radiator, double doors to balcony.

Balcony

Views over communal gardens.

Kitchen

10' 6" x 8' (3.20m x 2.44m)

Fitted in a range of light grey base and wall units with stainless steel sink and drainer inset to contrasting worksurface, integrated electric oven and grill, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, wall mounted boiler, vinyl floor.

Bedroom One

13' x 10' 4" (3.96m x 3.15m)

Fitted carpet, radiator, double built in wardrobe cupboard.

Bedroom Two

9' 8" x 9' 8" (2.95m x 2.95m)

Fitted carpet, radiator, double built in wardrobe cupboard.

Bathroom W.C

Comprising W.C, pedestal basin, panelled bath with mixer tap and shower attachment, shaver point, tiled walls, vinyl floor, radiator, extractor fan.

Outside

Communal Gardens

Well maintained lawns to front and rear with mature tree screen, brick built bin storage, residence parking bays, access to garage.

Garage

On block to rear, up and over door.



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welcome to

Paddock Lodge Village Road, Enfield

- Share Of Freehold
- Two Double Bedrooms
- Own Garage
- Balcony
- 18' Lounge

Tenure: Leasehold EPC Rating: D

Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



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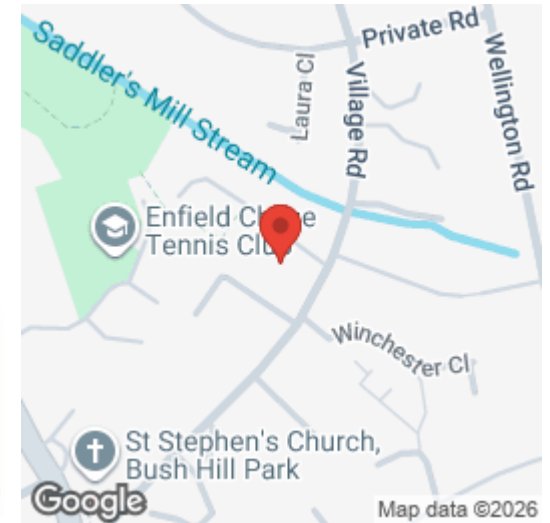
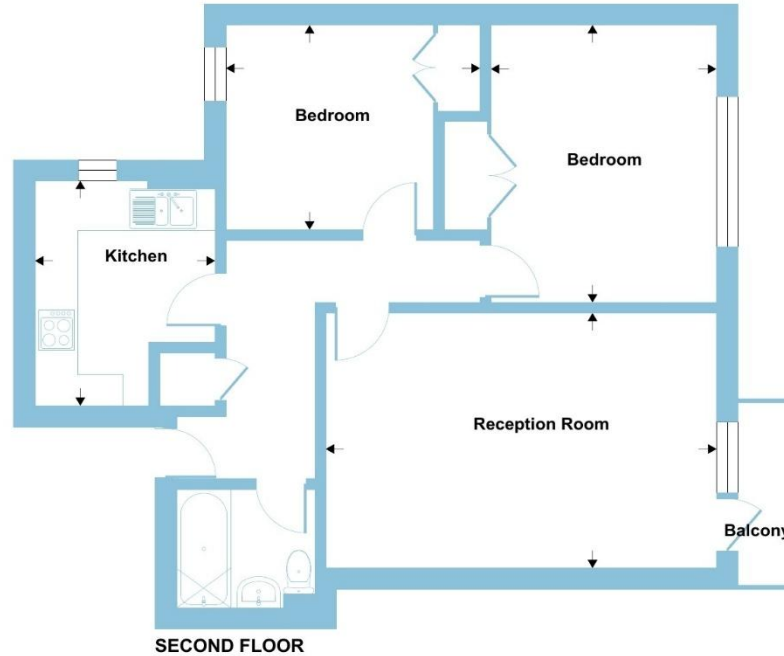
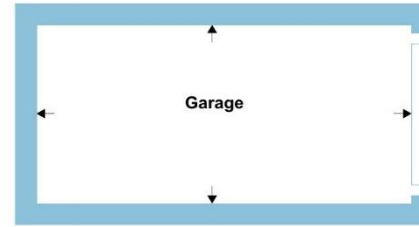
Property Ref:
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Village Road, Enfield, EN1

Approximate Area = 695 sq ft / 64.5 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 840 sq ft / 77.9 sq m
For identification only - Not to scale



Please note the marker reflects the postcode not the actual property

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Barnard Marcus. REF: 1483817



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