



Estate Agents • Lettings • Land & New Homes



Flat 8, Stockbridge House 44 The Ridgeway, Enfield, EN2 8SF

£220,000

New to the market this first floor studio flat in this prestigious block located on The Ridgeway benefits from a recently fitted high gloss kitchen with integrated appliances, shower room, private balcony, allocated parking bay and video Entryphone. More photos to follow.

Located on the Ridgeway being a 10 minute walk to Enfield Chase station, Enfield Town Shopping Parade and local park offering high street retail, cafes and restaurants, also benefiting from a recently built state of the art Library and local parks. Including local Tesco supermarket, as well as Waitrose and Sainsburys local for everyday needs. CHAIN FREE.



HALLWAY

5'1 x 4'8 (1.55m x 1.42m)

RECEPTION/BEDROOM

13'7 x 11'11 (4.14m x 3.63m)

KITCHEN

6'10 x 4'8 (2.08m x 1.42m)

SHOWER ROOM

6'10 x 4'8 (2.08m x 1.42m)

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	

GROUND FLOOR



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 in 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. Made with Metropix ©2021

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.



35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

