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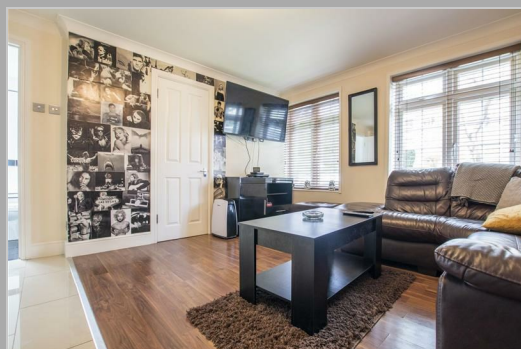
Waverley Road, Enfield, EN2 7BW

£245,000

Offered in excellent condition throughout, this one bedroom flat is ideal for first time buyers or investors. Location is perfect, less than 5 minutes walk to Enfield Chase Station and Town Centre and walkable to Enfield Town Station as well.

The property comprises of open plan kitchen/lounge, bedroom and modern bathroom..

Please call Lanes for your viewing.



COMMUNAL ENTRANCE

Stairs to first floor apartment.

HALLWAY

Laminate flooring and useful storage cupboard.

LIVING ROOM/KITCHEN

16'8 x 12'5 (5.08m x 3.78m)

Stylishly presented with laminate flooring to living room and tiled flooring to kitchen area. Kitchen area boasts a range of base and eye level units, integrated oven and hob with extractor fan over, plumbing for washing machine, sink with mixer taps and splash back tiles and cupboard housing cylinder.

In living area there is a heater and double glazed windows to front.

BEDROOM

9'90 x 7'5 (2.74m x 2.26m)

Carpeted flooring, heater and double glazed window to front.

BATHROOM

7'5 x 7'0 (2.26m x 2.13m)

Comprising of panelled bath with hand held shower, hand basin, low level WC, radiator, tiled floors and walls and frosted double glazed window to side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	38	
(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
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 328 sq.ft. (30.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other levels are approximate and the 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. Made with Metreapp ©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.

