



**Windmill Hill, Enfield, EN2 6SA**



**welcome to**

## **Windmill Hill, Enfield**

A rare opportunity to acquire this unique first floor purpose built flat/maisonette with own front door and with views over Chase Green and within easy access of Enfield Town with its multiple shopping facilities, parks, pubs, restaurants and just a short walk of Enfield Chase Rail Station (Moorgate Line).

The spacious apartment has many pleasing features including a large kitchen/diner/lounge with views, secure underground car parking, lift access to all floors, en-suite to master bedroom and is well presented throughout.



### **Private Side Walkway**

Via wrought iron security gate giving access to own front door, easy rise staircase to first floor.

### **Landing**

Wood effect floor, double radiator, sunken spotlights to ceiling, window to side.

### **Lounge / Kitchen / Diner**

26' max x 15' max ( 7.92m max x 4.57m max )

### **Lounge Area**

Wood effect floor, dual aspect, sunken spotlights to ceiling with views over Chase Green and beyond, two column radiators.

### **Kitchen Area**

Beautifully and comprehensively fitted in a range of cream wall cupboards with contrasting base units with quartz worksurface, single bowl stainless steel sink and drainer, tiled splashback, integrated washing machine, dishwasher, fridge-freezer, electric oven and grill, electric hob with chrome splashback and extractor fan over, integrated microwave over, larder cupboard, ceramic tiled floor, floor to ceiling window.

### **Bedroom One**

12' max x 11' max ( 3.66m max x 3.35m max )

Wood effect floor, sunken spotlights to ceiling, range of built-in (Sharps) wardrobe cupboards and dresser unit, built-in storage cupboard, door to en-suite.

### **En-Suite Shower Room**

Comprises a low flush WC with concealed cistern, vanity basin with mixer tap over, cupboard under, heated towel rail radiator, extractor fan, fully tiled walls and floor, sunken spotlights to ceiling, underfloor heating, glass shower cubicle.

### **Bedroom Two**

13' x 11' 2" ( 3.96m x 3.40m )

Wood effect floor, sunken spotlights to ceiling, column radiator, floor to ceiling wardrobe cupboard.

### **Bathroom**

Comprises a panelled bath with mixer tap and shower attachment, glass shower screen, low flush WC with concealed cistern, vanity basin with mixer tap over, cupboard under, heated towel rail radiator, extractor fan, fully tiled walls and floor, sunken spotlights to ceiling, underfloor heating.

### **Outside**

### **Underground Parking**

Gated access via Shirley Road, larger than average end parking space providing secure parking with lift access.



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## Windmill Hill, Enfield

- Two Double Bedrooms
- 26' x 16' Lounge / Kitchen / Diner
- Access To Shops And Station
- Views Over Chase Green
- Secure Underground Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2000.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

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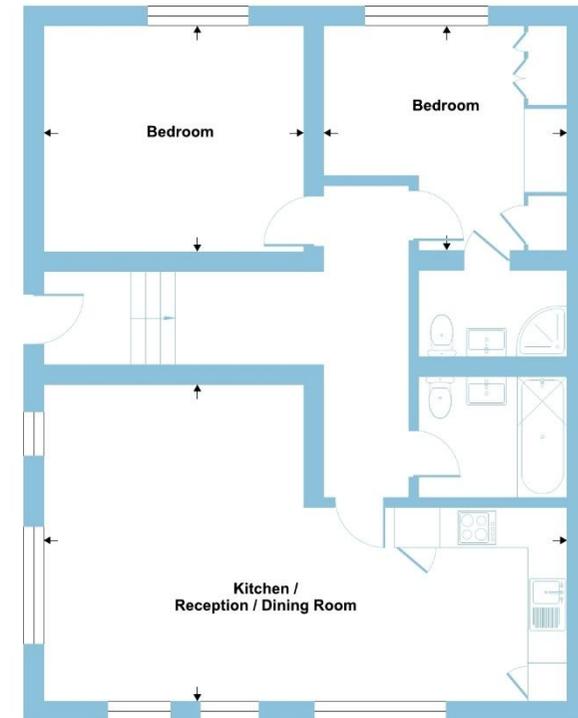
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Windmill Hill, Enfield, EN2

Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1435747



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