



Lavender Hill, Enfield, EN2 0RE

welcome to

Lavender Hill, Enfield

A most desirable two bedroom ground floor garden maisonette, in a most convenient and sought after location, close to local shops on Chase Side and Lancaster Road, along within walking distance of Gordon Hill Rail Station (Moorgate Line). Enfield Town multiple shopping centre is within easy reach.

The well presented accommodation enjoys the benefit of a lease term of approximately 958 years and just some of its further features include:-



Entrance Hall

Fitted carpet, radiator, storage cupboard.

Lounge

14' x 10' 7" (4.27m x 3.23m)

Fitted carpet, radiator.

Kitchen

10' x 8' 3" (3.05m x 2.51m)

Comprehensively fitted in white units, comprising base units with worktops, inset one and half bowl sink unit, inset ceramic hob with fume extractor hood over, built-in oven, plumbing for washing machine and dishwasher, vinyl floor, wall mounted combination gas central heating boiler (1 year old), double glazed door to garden.

Bedroom One

13' x 11' 3" (3.96m x 3.43m)

Fitted carpet, radiator.

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Fitted carpet, radiator.

Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC (white suite), radiator, fully tiled walls.

Outside

Rear Garden

Small delightful paved south facing rear garden, side pedestrian access.

Front Garden

Small front garden.



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Lavender Hill, Enfield

- No Chain
- Two Double Bedrooms
- Spacious Attractive Lounge
- Share Of Freehold
- Delightful South Facing Rear Garden

Tenure: Leasehold EPC Rating: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

OIEO £350,000

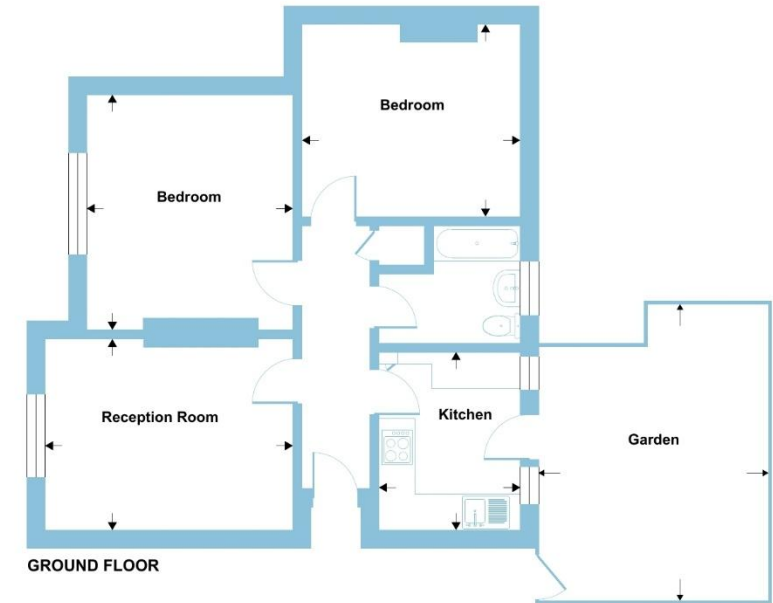


Please note the marker reflects the postcode not the actual property



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Approximate Area = 620 sq ft / 57.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2026. Produced for Barnard Marcus. REF: 1468339

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Property Ref:
ENF105941 - 0005

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020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



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