

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

## WINDMILL HILL, ENFIELD, EN2



A large, well presented two-bedroom, two-bathroom apartment located on the first floor of this attractive purpose-built block located at the top of Windmill Hill, at its junction with The Ridgeway. The accommodation, which extends to approximately 1,000 sq ft, comprises entrance hall with integrated storage cupboard and doors leading to: reception room to front aspect with decorative mouldings, separate fully applanced kitchen, principal bedroom suite (accessed via double doors from the reception) with built in wardrobes and en-suite bathroom, further double bedroom with built in wardrobes and a further bathroom suite. The accommodation is presented in good decorative order and features include laminate wood flooring to principal rooms, UPVC double glazing throughout and under floor heating. The property is set back from the main road and shielded by mature communal grounds and has a pleasant aspect to both front and rear.

Located at Windmill Hill's junction with The Ridgeway the property is very well located for access to local shopping amenities, to include a Little Waitrose and several restaurants of good renown. Enfield Town with its department stores and larger retailers is also easily accessible. For the commuter Enfield Chase Station (Overground) is within a short walking distance and provides regular services to London's Moorgate and Kings Cross Station's. Enfield Town Station (regular service into Liverpool Street), and Oakwood Underground (Piccadilly Line) are also accessible. The property also benefits from being in the catchment area of several local schools of good renown and both Enfield Golf Course and Trent C ountryPark (with its 800 acres of publicly accessible countryside, farmland and equestrian centre) are also close by.

**£437,500 (Subject to Contract) SHARE OF FREEHOLD CHAIN FREE**

**0208 350 8936**

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**Council Tax - E £2,194 (ENFIELD)**











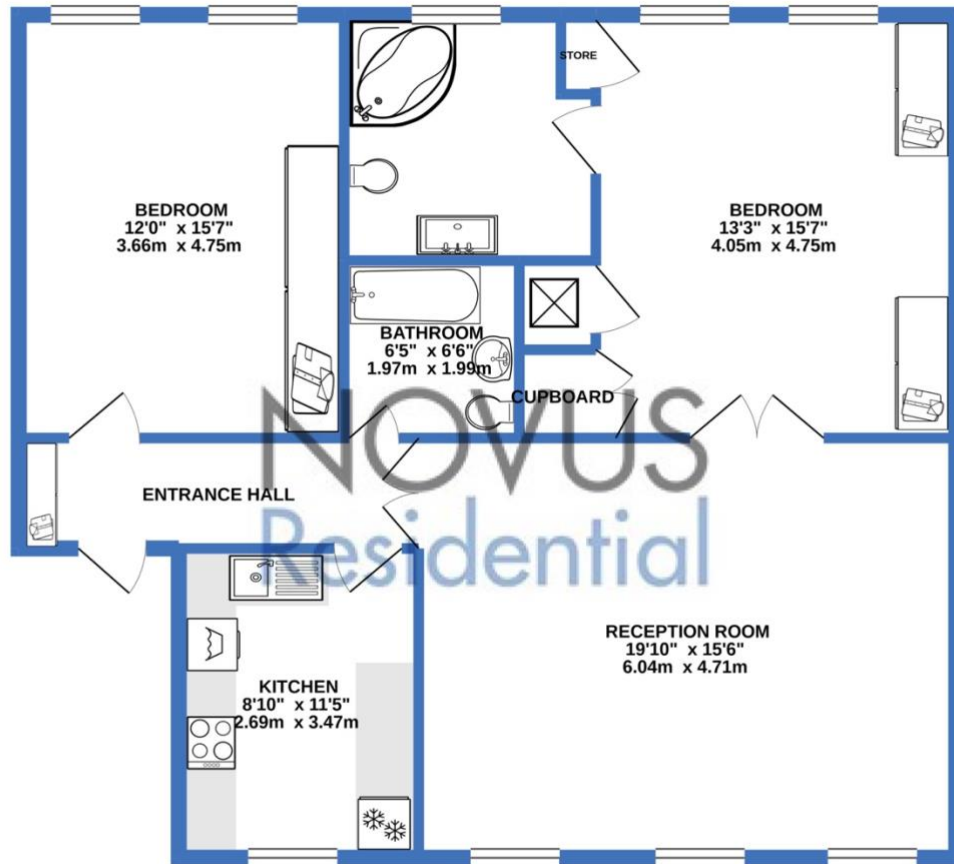


Tenure: **SHARE OF FREEHOLD (999 YEARS)**

Ground Rent: **PEPPERCORN**

Service Charge: **£1,750 PER ANNUM (Approx.)**

**FIRST FLOOR**  
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.  
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 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.  
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