

Holly Tree Lodge, The Ridgeway, Enfield, EN2 8QT

barnfields

welcome to

Holly Tree Lodge, The Ridgeway, Enfield

Barnfields are delighted to offer for sale this spacious two bedroom, two bathroom first floor apartment in this popular block situated on Enfield Ridgeway. Located within walking distance of both Enfield Chase and Gordon Hill Overground Stations, Enfield Town Shopping Centre plus Oakwood Tube Station is also a short bus ride away.

This chain free property must be viewed!







Communal Entrance
Opens to the pleasant communal entrance hall with lift service and stairs to all floors.

First Floor

Flat Door
Opens To:-

Hallway
Fitted carpet, radiator, two built-in cupboards.

Lounge
17' 4" x 13' (5.28m x 3.96m)
Fitted carpet, radiator, sliding double glazed doors to rear South Easterly facing balcony.

Kitchen
9' 10" x 7' 9" (3.00m x 2.36m)
Range of fitted wall and base units with toning worktops, sink and drainer, space for fridge freezer, integrated dishwasher, plumbing for washing machine, cupboard housing boiler, double glazed window to side, gas hob with oven below and extractor above, tiled floor.

Bedroom One
13' x 11' 4" (3.96m x 3.45m)
Fitted carpet, range of built-in wardrobes and cupboards, radiator, sliding double glazed patio doors to South Westerly facing balcony, door to:-

En-Suite
Step-in shower unit, pedestal wash hand basin, low level WC, fully tiled walls, vinyl flooring.

Bedroom Two
15' 7" x 6' 10" (4.75m x 2.08m)
Range of fitted wardrobes and units, fitted carpet, double glazed window to side, radiator.

Bathroom
Panelled bath with shower above, low level WC, pedestal wash hand basin, part tiled walls, vinyl flooring.

Outside

Parking
Allocated parking space to rear of the block plus additional spaces are available on a first come first served basis.

Auctioneer's Comments
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Spacious Lounge

Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: 2343.00
Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£275,000



Please note the marker reflects the postcode not the actual property





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The Property Ombudsman

Property Ref:
ENF105426 - 0008

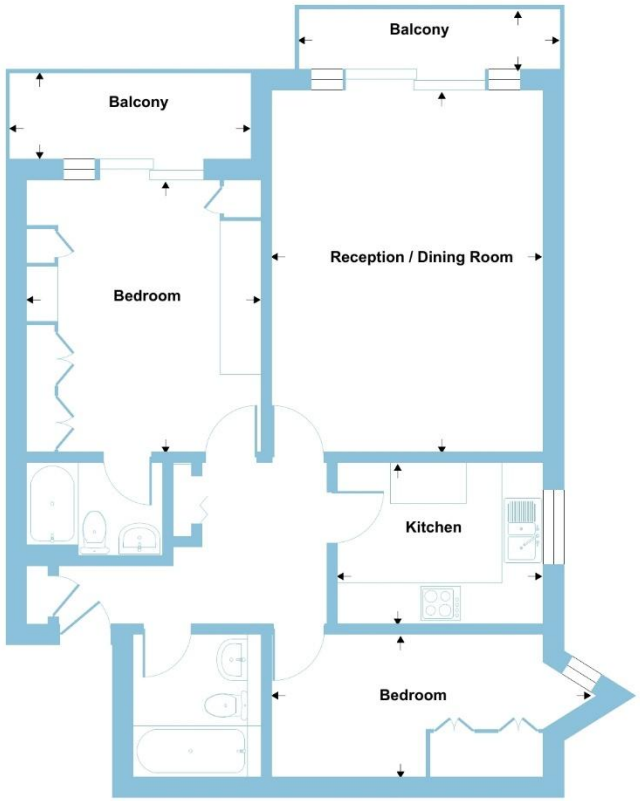
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Approximate Area = 729 sq ft / 67.7 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). ©nichecom 2026. Produced for Barnard Marcus. REF: 1429493

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