



Dormers Lodge

Nestled within an elegant period conversion, this beautifully renovated two-bedroom, two bathroom ground floor apartment combines modern luxury with timeless charm. Located within a secure, gated development, the apartment benefits from two allocated parking spaces, accessed via a carriage driveway set back from the road, ensuring both privacy and convenience.

As you enter, you are welcomed by a spacious hallway lined with bespoke, hand-built bookshelves, one of which cleverly conceals a secret, well-organised cloakroom. The home has been thoughtfully upgraded throughout, with stunning Italian glazed porcelain flooring featuring a limestone effect and underfloor heating, ensuring both comfort and warmth in every room.

The expansive 19+ft lounge is a bright and airy space, ideal for both entertaining and relaxing. The new kitchen is a true highlight, designed to the highest standards with an English bespoke hand-built, handleless shaker design. The kitchen features a range of top-of-the-line Siemens appliances, including a wine cooler, and is finished with a luxurious granite worktop, which includes an integrated granite sink and a Quooker tap. Additionally, an integrated larder cupboard provides ample storage space.

From the lounge, patio doors lead directly onto a private, south-facing garden, which has been newly fenced for added privacy. The garden offers a tranquil view of the beautifully landscaped communal gardens, making it the perfect spot to unwind and enjoy.

The spacious primary bedroom features a stylish walk-in wardrobe and a newly fitted ensuite bathroom. The second bathroom has also been tastefully upgraded, with high-end Italian porcelain tiles and premium fixtures, including Duravit cabinets, Italian Karol basins, and Cielo toilets, all from CP Hart – adding that luxurious touch.

This apartment also benefits from numerous technical upgrades, including a new boiler, entirely new electrical systems, and a new circuit board. Every light, light switch, and smoke alarm has been replaced, providing modern safety and efficiency. A new gas meter has been installed, and all doors and door furnishings throughout the property are also brand new.

For dog owners, this apartment is a rare find, as it is dog-friendly and includes a designated toilet area to protect the communal manicured lawns. (Please note, a dog license must be arranged with the managing agents.) Additionally, the apartment is just a short walk from the entrance to Trent Park, offering a lovely green space right on your doorstep.

The location is highly convenient, with Cockfosters station (Piccadilly Line) located approximately 0.6 miles away, providing easy access to Central London. The local shops and a variety of restaurants on Cockfosters Parade are within walking distance, making this an ideal spot for those who appreciate both convenience and tranquillity.

This apartment boasts a spacious layout with high ceilings throughout, offering the perfect blend of modern comforts, luxurious finishes, and classic period charm.





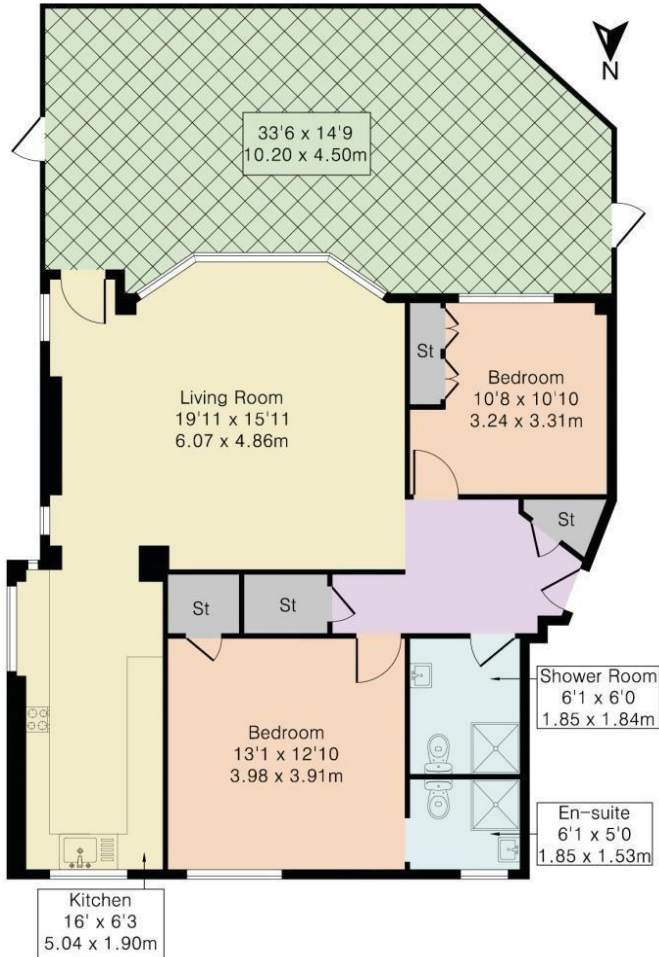
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Council Tax: G
Local Authority: Enfield
Tenure: Share of Freehold
Service Charge: £3,800 per annum

Approximate Gross Internal Area 949 sq ft - 88 sq m



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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