

Chase Side, Enfield, EN2

Available

Offers in excess of £299,995 (Leasehold)

BAKER AND CHASE



A well-located one-bedroom ground floor conversion flat with private garden, just 0.4 miles from both Enfield Chase and Enfield Town stations.

A well-positioned one-bedroom ground floor conversion flat with a private garden, located just 0.4 miles from both Enfield Chase and Enfield Town stations, ideal for commuters and those wanting easy access to local amenities.

The property offers a good sense of space and character, beginning with a central hallway that leads to all rooms. The generous lounge features high ceilings, two front-facing sash-style windows, and plenty of room for living and dining furniture. The separate kitchen is well-equipped with a range of wall and base units, roll-top work surfaces, an electric oven with hob and extractor fan, fridge/freezer, and tiled splash backs.

The double bedroom is set to the rear of the property, offering privacy and built-in storage. The bathroom includes a panelled bath with shower over, wash basin, low flush WC, and an airing cupboard housing the washing machine.

One of the standout features is the private rear garden, mainly laid to lawn with a decked seating area and an outdoor storage unit.

Enfield Town is just a short walk away and offers a wide range of shopping facilities including Marks and Spencer and Waitrose. Enfield Town and Enfield Chase Stations are both a short walk away offering direct links into London in under 30 minutes.

Tenure: Leasehold
Lease Term: 189 years from 13 August 2007
Term Remaining: 171 years remaining approx.
Service Charge (Rental Charge): £600 per approx.
Ground Rent: £75 per year
Local Authority: Enfield
Council Tax Band: D

Hallway
Carpet, power points, doors to all rooms

Kitchen
10'2" x 5'6"
Matching range of wall and base units with roll-top work surfaces, tiled splashback, 1½ bowl sink and drainer with mixer tap, 4-ring electric hob with extractor fan over, electric oven, fridge/freezer, power points, door to:

Lounge
1669'11" x 14'3"
Two single glazed windows to front aspect, carpet, radiator, power points

Bedroom
14'11" x 10'0"
Single glazed window to rear aspect, carpet, radiator, power points, built-in storage cupboards

Bathroom
Single glazed opaque window, panelled bath with shower over, hand basin with taps, low flush WC, part tiled walls, radiator, extractor fan, airing cupboard housing washing machine

Garden
35'2" x 24'0"
Mainly laid to lawn, decked area, outside storage unit

Disclaimer
Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items















shown in photographs are NOT included. They may however be available by separate negotiation.

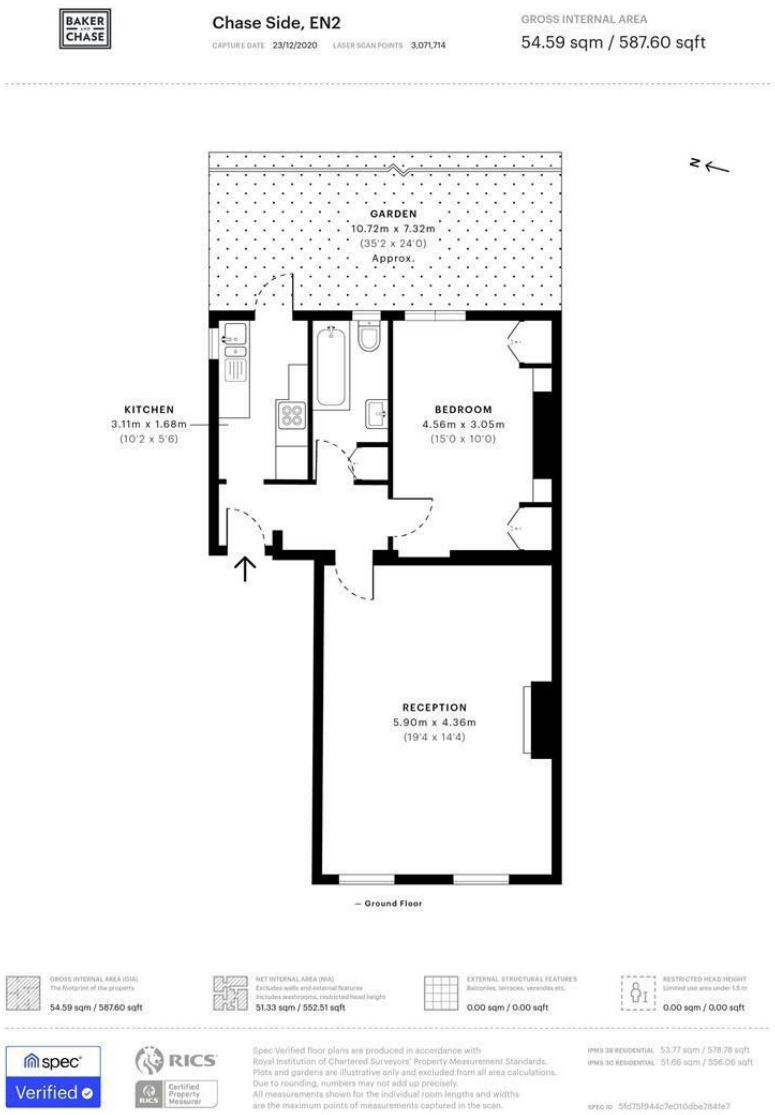
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D

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