



246 Baker Street, Enfield, EN1
Chain Free £325,000 Leasehold

Anthony Webb
ESTATE AGENTS

246 Baker Street, Enfield, EN1

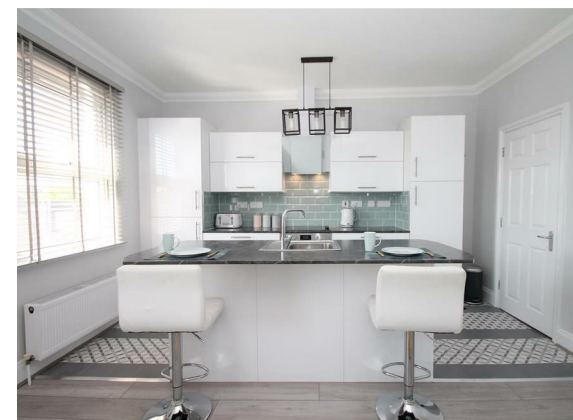
A CHAIN FREE beautifully presented two double bedroom converted flat occupying the entire top floor of this imposing Victorian building close to local shops and transport facilities.

The property is located within easy reach of Enfield Town and a few minutes walk to Lancaster Roads shops, restaurants and bus routes. There are several mainline stations under a mile including Gordon Hill 35 minutes into Moorgate and Enfield Town 35 minutes into Liverpool Street. Green spaces are well catered for with Forty Hall and gardens and Hilly Field park a short walk away.

Contemporary decor • Open plan living/kitchen space with breakfast bar • Two good size bedrooms • Bathroom • Laminate/tiled floors throughout • Gas central heating • Double glazing • Communal off street parking • 105 year lease remaining • Loft storage space

In accordance with Estate Agency Act 1979 we would like to disclose that Anthony Webb Estate Agents have a personal interest in the sale of this property.

- Luxury flat
- Two double bedrooms
- Open Plan living/kitchen space
- Modern bathroom
- Second floor
- Close to shops/stations
- Off street parking
- CHAIN FREE



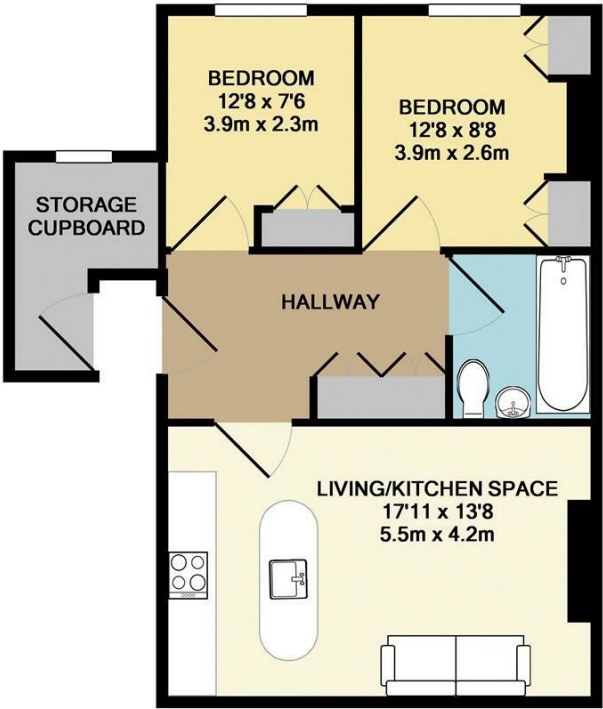


246 Baker Street
Enfield
EN1 3LD

Tenure: Leasehold
Gross Internal Area: 603.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(50-60) C		
(35-49) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2018

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

