



Mcadam Drive, Enfield

Under Offer (SSTC)

£350,000 (Leasehold - Share of Freehold)





Baker and Chase are delighted to offer this two bedroom first floor flat with a private balcony, garage and share of the freehold in a most popular location.

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Offered on a chain free basis, viewings are highly recommended.

The property comprises a spacious lounge area with dual aspect windows leading to a lovely front facing balcony. A modern kitchen follows, providing plenty of countertop and storage space. Two double bedrooms follow with built in storage and a generous three piece suite complete the internal layout.

Externally, the property benefits from its own garage en-bloc.

The location is undoubtedly a key feature as the property is positioned close to The Ridgeway and Windmill Hill allowing access to local shops and restaurants which include Waitrose and Tesco Express as well as Enfield Chase B.R station which serves Moorgate via Finsbury Park (Victoria & Piccadilly Lines) in approximately 30 minutes. Enfield Town and its range of shopping facilities are also only a short distance away.

Tenure - Share of Freehold

Lease Term:

Term remaining - 990+ years

Ground Rent - Nil

Service Charge - £1,800 per annum approx

Council Tax Band - D

Front

Hallway

Carpet, skirting boards, coving, storage cupboard, entry phone system , doors to

Lounge

Carpet, skirting boards, coving, radiators, double glazed windows to front and side aspects, double glazed door to balcony

Balcony

Paved terrace

Kitchen

Tiled surround, matching wall and base units, integrated fridge and freezer, gas hob with electric fan oven, sink with mixer tap, double glazed windows to rear aspect

Bedroom One

Carpet, skirting boards, coving, storage cupboards, double glazed windows to front aspect

Bedroom Two

Carpet, skirting boards, coving, radiator, storage cupboards, double glazed windows to rear aspect

Bathroom

Tiled surround, shower cubicle, vanity sink with mixer tap, w/c low flush, bidet, storage cupboard, double glazed windows to rear aspect

Garage

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.





BAKER
AND
CHASE



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.

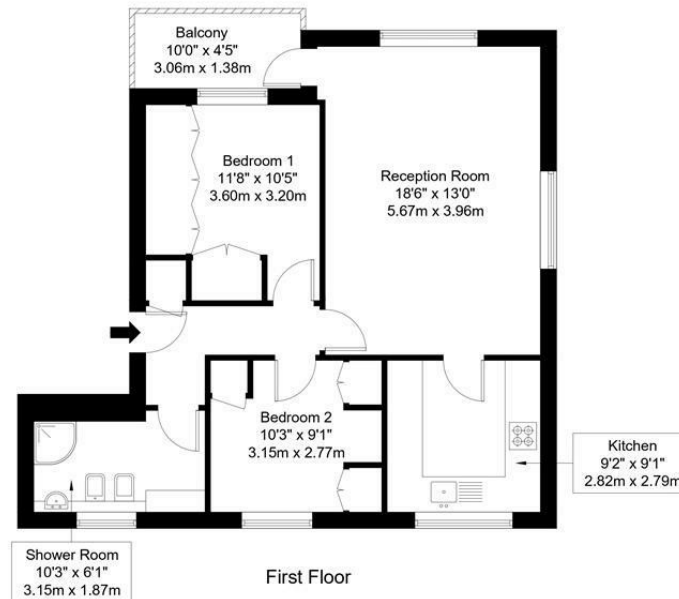


McAdam Drive, Enfield, EN2 8PS

Approx Gross Internal Area = 62.63 sq m / 674 sq ft

Balcony = 4.22 sq m / 45 sq ft

Total = 66.85 sq m / 719 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D