



## Myddelton Avenue, Enfield

Available

£349,995 (Leasehold)





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**Baker and Chase are pleased to present this ground floor Maisonette, 2 bedroom property completed with front and rear gardens, own front door and exceptionally long lease.**

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Welcome to Myddelton Avenue, Enfield - a charming ground floor maisonette that could be your next dream home or a great investment opportunity. This purpose-built flat boasts a delightful reception room overlooking a private garden, perfect for relaxing or entertaining guests. With two bedrooms, a well-appointed bathroom, and a kitchen offering direct access to the rear garden, this property offers a comfortable and convenient living space.

The front and rear gardens provide a lovely outdoor retreat, ideal for enjoying a cup of tea on a sunny morning or hosting a barbecue with friends. The convenience of having your own front door adds a touch of exclusivity to this residence, giving you a sense of privacy and independence.

Myddelton Avenue is the northern boarder of the Willow Estate, affording good access to Enfield Town offering a range of shopping facilities and includes Enfield Town London Overground Station, offering a direct connection to London Liverpool Street, via Seven Sisters (Victoria Line) in just over half an hour. For those that enjoy the outdoors, Forty Hall, the magnificent 273-acre country park is close by.

Whether you are looking for your first home or considering a long-term investment, this maisonette with an exceptionally long lease is a fantastic opportunity. The location in Enfield offers a peaceful neighbourhood with easy access to local amenities, schools, and transport links, making it a desirable place to live.

Don't miss out on the chance to own this charming property in a sought-after area. Make Myddelton Avenue your new address and start creating memories in this wonderful flat with endless possibilities.

Tenure: Leasehold  
Lease Term Remaining: 925years (approx)  
Service Charge: £0  
Ground Rent: £7.00 per annum  
Local Authority: Enfield  
Council Tax Band: C

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## Inner Hallway

Radiator, storage cupboard housing: fuse box and electric meter, laminate wood flooring, doors to: lounge, kitchen both bedrooms and bathroom.

## Lounge

Laminate wood flooring, radiator, uPVC double glazed door leading to rear garden.

## Kitchen

Double glazed window to rear aspect, double glazed door leading to rear garden, laminate wood flooring, part-tiled walls, eye and base level units, wall mounted 'Worcester' boiler, stainless steel sink with mixer tap, space for washing machine, space for fridge/freezer, fitted electric oven, fitted electric hob with extractor over.

## Bedroom 1

Double glazed window to front aspect, radiator, coving to ceiling, laminate wood flooring.

## Bedroom 2

Double glazed window to front aspect, radiator, laminate wood flooring.

## Bathroom

Frosted double glazed window to rear aspect, laminate wood flooring, part-tiled walls, radiator, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level WC.

## Front Garden

Laid to lawn, gas meter box, side gate leading to rear garden.

## Rear Garden (NE Facing)

Paved patio area, rest laid to lawn, further decking area to rear housing two timber built sheds, side pedestrian gate, outside tap.

## Disclaimer





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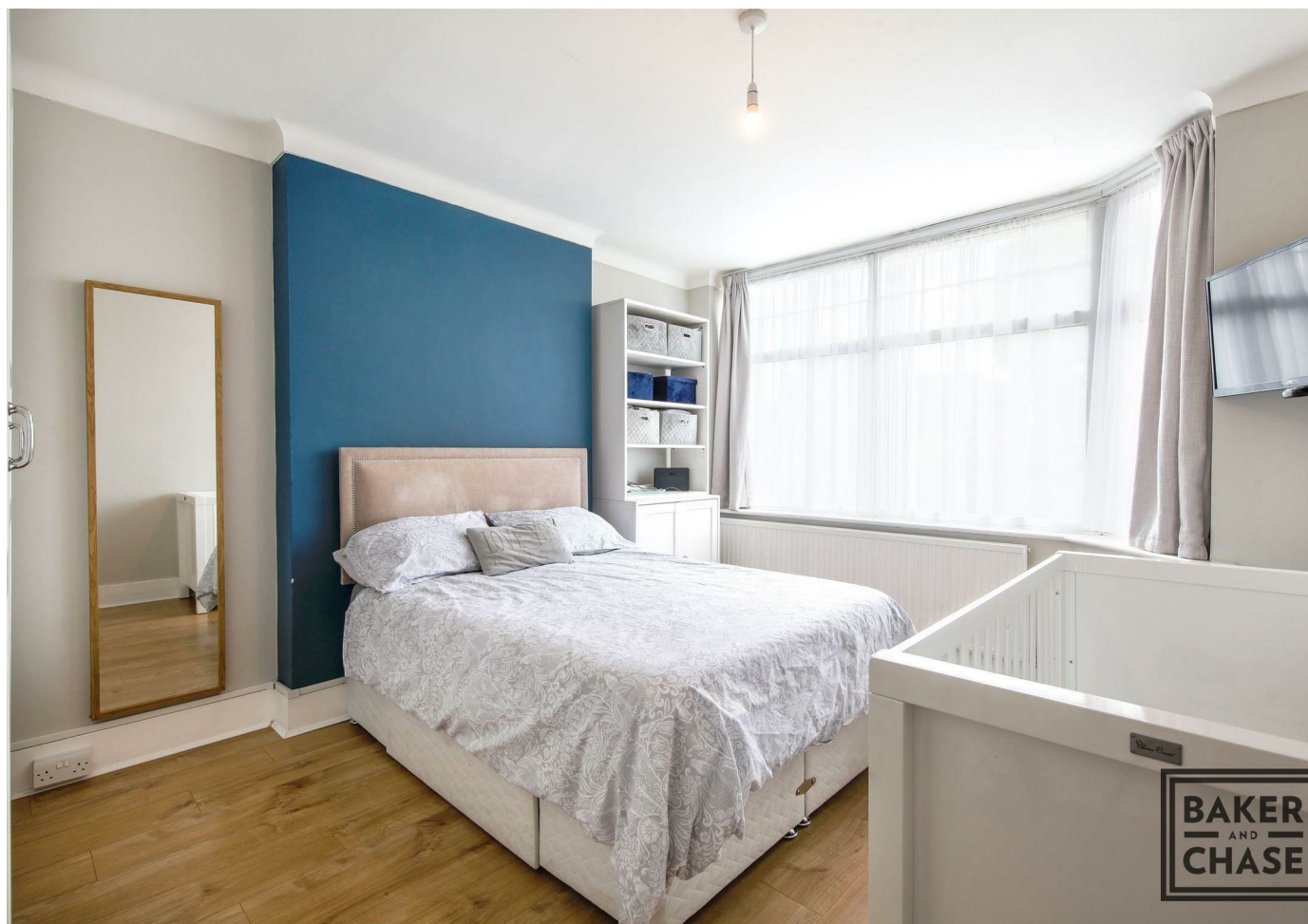
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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 purchasers will be asked to produce identification documentation at offer stage and we would ask for





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your co-operation in order that there will be no delay in agreeing the sale.

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

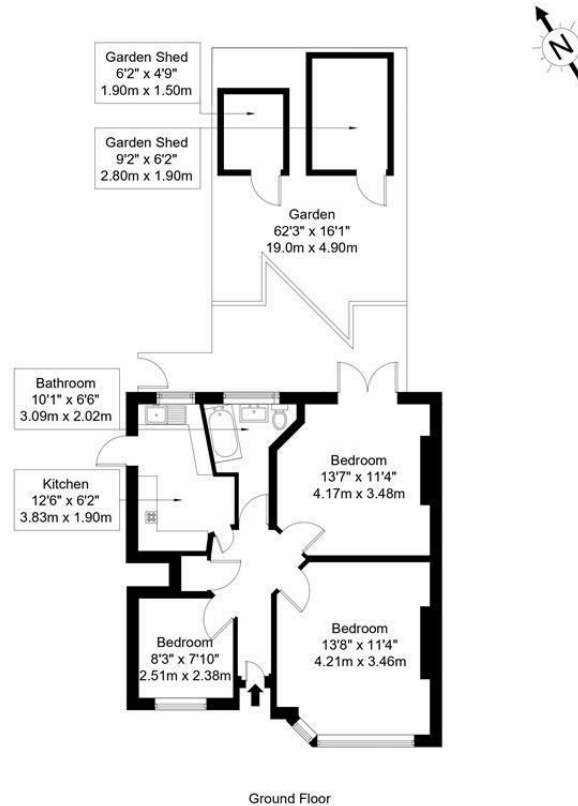


# Myddelton Avenue, EN1 4AG

Approx Gross Internal Area = 54.7 sq m / 588 sq ft

Garden Area = 93.1 sq m / 1002 sq ft

Total Area = 147.8 sq m / 1590 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. 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 D / Local Authority: Enfield / Council Tax Band: C