



Burlington Road, Enfield

£2,100 Per month





Baker and Chase are delighted to offer this lovely 3 bedroom mid terraced house on the sought after Burlington Road, complete with 2 bathrooms, available 20th July 2024 .

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £63,000+pa

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Baker and Chase are delighted to offer this lovely, much improved 3 bedroom mid terraced house, set over 3 floors, situated on the sought after Burlington Road, complete with 2 bathrooms, approximate 40' rear garden, available 20th July 2024.

Accessed via a small porch you then enter a lovely 23' open plan lounge/diner with ample space for living and dining areas. Beyond that, there is a fully fitted kitchen with a range of appliances and a fully tiled ground floor bathroom.

The first floor has a wonderful front bedroom spanning the width of the property and a further second bedroom facing the garden, along with a very stylish bathroom with a walk in shower.

The second floor has another double bedroom and enjoys windows both front and back and has storage into the eaves.

A Yale SR- 340 Smart alarm with motion camera is also installed, along with 3 smart plugs.

Burlington Road is in a fantastic location, around 0.5 miles from Gordon Hill B.R station, serving the City in around 30 minutes, via Finsbury Park (Piccadilly and Victoria Lines). Lancaster Road hosts a number of well known shops, including a Sainsbury's local and a Co-Op. There are also a number of popular local shops including the award winning Holtwhites Artisan Bakery.

This particular pocket of Enfield has the added benefit of being close to both Town and "Country", with the beautiful Hillyfields and 273 acre Forty Hall Estate both close by.

The property is unfurnished and is available 20th July 2024.

For further details or to arrange your viewing, please contact our office.

Front garden

Paved to front door, power socket:

Hallway

Double glazed front door leading to inner hallway with coir matting, further glazed wooden door leading to

Open plan lounge/dining area

Laminated flooring, 2 x double radiators, double glazed window to rear, double glazed window to front, stairs to first floor landing, 2 under stairs storage cupboards, tumble dryer.

Kitchen

Laminate flooring, double glazed window to side, ceiling spotlights, range of wooden wall and base units, roll top work tops, single drainer stainless steel sink unit with mixer taps, built in Bosch gas hob, built in electric oven, LG fridge freezer, Whirlpool dishwasher, Samsung washing machine, tiled splash backs, double glazed door to rear garden, door to

Ground floor bathroom

Ceramic tiled flooring, fully tiled walls, double glazed windows to rear and side, chrome heated towel rail, wall mounted wash hand basin with cupboard under, low flush wc, wood panel enclosed bath, mixer tap and shower attachment with glass shower screen.

First floor landing

Fitted carpet, double glazed window to rear, ceiling spotlights, stairs to top floor landing.

Bedroom 1

Fitted carpet, 2 double glazed windows to front, fitted wardrobes, chest of drawers, double radiator.

Bedroom 2

Fitted carpet, double glazed window to rear, wardrobe, double radiator.

Main bathroom

Marble ceramic tiled flooring and fully tiled marble walls, chrome heated towel rail, extractor fan, wash hand basin with drawers under, mirror fronted medicine cabinet, integrated low flush wc, walk in shower cubicle and enclosure.

Second floor landing

Fitted carpet, ceiling spotlight, double glazed window to rear.

Bedroom 3 (Loft room)

Laminate flooring, double glazed window to rear, double radiator, Velux window, built in wardrobes and storage cupboards, built in storage unit, door to eaves storage access.

Rear garden

AstroTurf artificial lawn, paved patio area to rear, outside power point, outside water tap, outside lighting, 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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

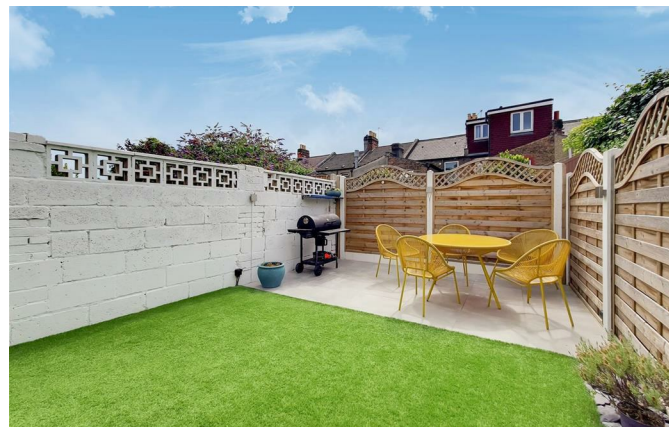
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.



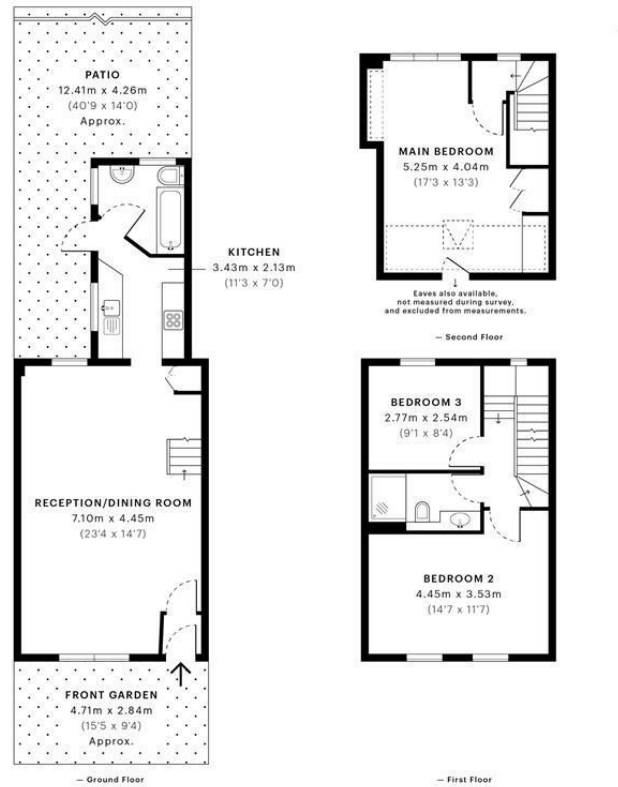


Burlington Road, EN2

CAPTURE DATE: 04/08/2021 LASER SCAN POINTS: 3,672,207

GROSS INTERNAL AREA

95.95 sqm / 1032.80 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
95.95 sqm / 1032.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes balconies, restricted head height
86.95 sqm / 935.92 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
4.82 sqm / 51.88 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area as residential: 90.79 sqm / 977.26 sqft
area as residential: 87.92 sqm / 946.47 sqft
area id: 60f694422a9fa0e52419d3f

EPC Rating C

161 Chase Side, Enfield EN2 0PW
Tel: 020 3637 1100
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

