



Glenville Avenue, Enfield

Available

£350,000 (Leasehold - Share of Freehold)





Outstanding 1-bedroom, ground floor maisonette, with private entrance and own rear garden

Welcome to this charming property located on Glenville Avenue in Enfield. This delightful maisonette offers a perfect blend of comfort and style, ideal for those seeking a cosy yet elegant living space.

As you step inside, you are greeted by a beautifully designed reception room that seamlessly flows into a stunning garden, creating a sense of space and tranquillity.

The highlight of this property is the beautiful fitted grey kitchen, complete with integrated appliances and a wine cooler, perfect for whipping up culinary delights and entertaining guests. The kitchen opens up to a lovely lounge area, offering a relaxing space to unwind and enjoy the company of friends and family.

The luxurious grey marble tiled shower room adds a touch of sophistication, providing a spa-like experience in the comfort of your own home.

One of the unique features of this property is its own private garden, accessed directly from the lounge. Imagine sipping your morning coffee or hosting a summer barbecue in this serene outdoor space, creating memories to last a lifetime. Situated on the ground floor, this maisonette also boasts a rear pedestrian gate in the garden, providing convenient access to the outdoors.

Don't miss the opportunity to make this charming property your own and experience the perfect blend of comfort, style, and convenience in the heart of Enfield. Contact us today to arrange a viewing and start envisioning your new life in this wonderful home.

Tenure: Share of Freehold
Lease Term: 999 years from 25 February 2016
Lease Term Remaining: 991 years (approx)
Service Charge: NIL
Ground Rent: NIL
Local Authority: Enfield
Council Tax Band: C

Front Garden

Paved area, gas meter box.

Inner Hallway

Laminate wood flooring, coving to ceiling, radiator, under stairs storage cupboard housing fuse box, door to bedroom, access to lounge.

Lounge

Laminate wood flooring, coving to ceiling, vertical radiator, cupboard housing electric meter, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, access to kitchen, electric fireplace, Hive smart thermostat.

Kitchen

Tiled flooring, uPVC double glazed windows to side and rear aspect, eye and base level units, cupboard housing 'Worcester' boiler, Integrated fridge/freezer, fitted electric oven, fitted induction hob with extractor over, integrated dishwasher, integrated washer/dryer, inset sink with mixer tap, integrated wine cooler, in-cupboard bin.

Bedroom

Coving to ceiling, carpet, radiator, uPVC double glazed window to front aspect.

Shower Room

Tiled flooring, tiled walls, spotlights to ceiling, extractor fan, heated towel rail, low level WC, wash hand basin with mixer tap, walk in shower with mains fed shower.

Rear Garden

Paved patio area, part artificial grass, outside tap, rear pedestrian gate.

Disclaimer





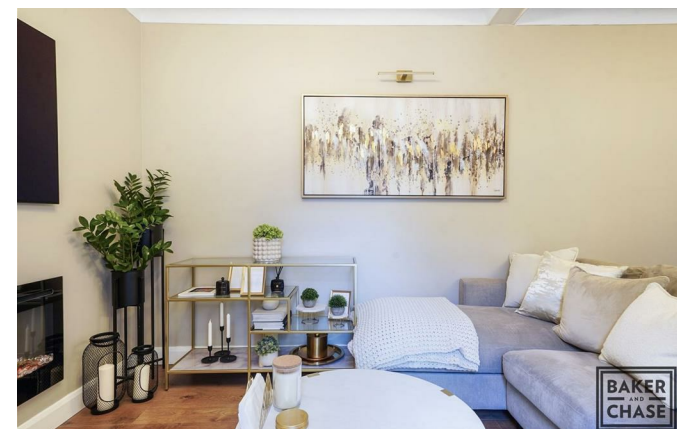
BAKER
AND
CHASE

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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



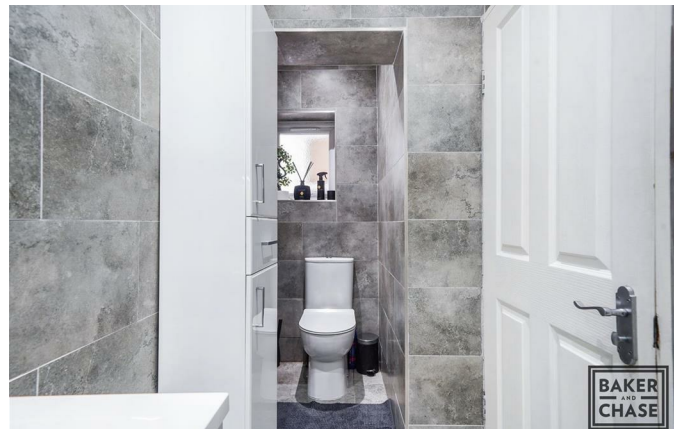


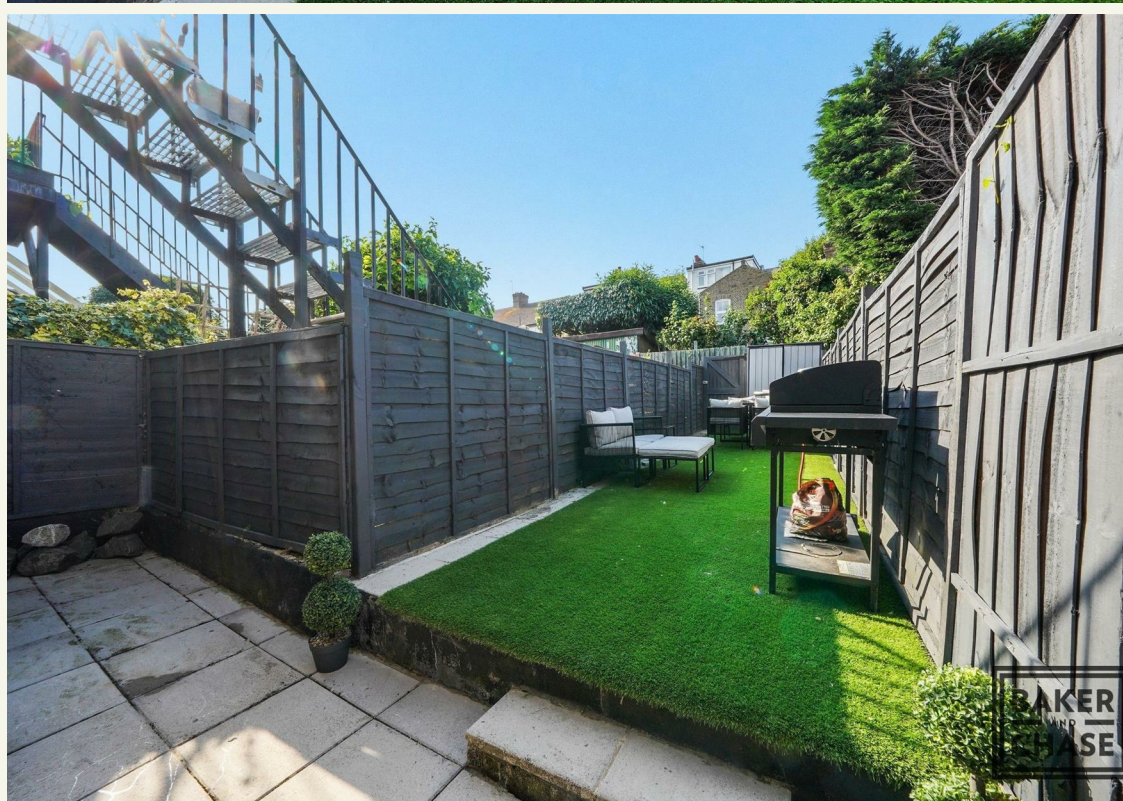
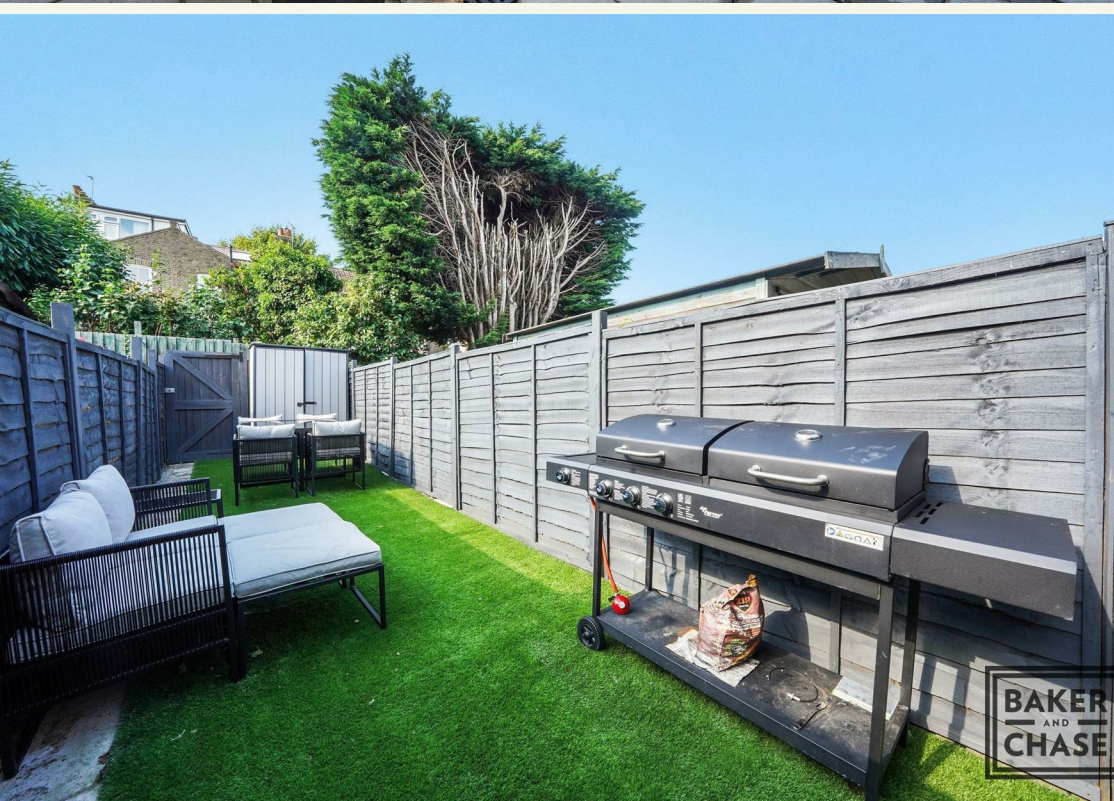




Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



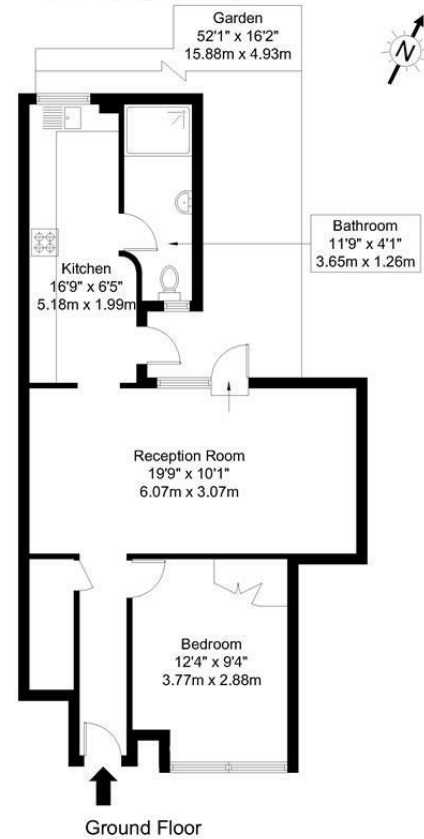


Glenville Avenue, EN2 0ES

Approx Gross Internal Area = 49.6 sq m / 534 sq ft

Garden = 38.4 sq m / 413 sq ft

Total = 88 sq m / 947 sq ft



Ref:

Copyright **BLEU
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.

Copyright @ BLEUPLAN

EPC Rating E / Local Authority: Enfield / Council Tax Band: C