



## **Wellington Road, Bush Hill Park, Enfield**

Available

£415,000 (Leasehold - Share of Freehold)





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**Baker and Chase are delighted to present you this beautiful property located on Wellington Road. Situated in a purpose-built block, boasting a spacious reception room with two bedrooms and a luxurious bathroom.**

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Welcome to this delightful purpose-built flat located on Wellington Road in the lovely area of Enfield.

As you step inside, you are greeted by a spacious lounge area that is sure to impress. Offering ample room for various furniture arrangements including space for a dining table, creating a warm and inviting atmosphere for you to relax and entertain in.

One of the highlights of this flat is the modern kitchen. The elegant coving and spotlights display sophistication, while the wood flooring infuses a sense of warmth. The breakfast bar not only enhances practicality of this home. In addition to the well-appointed kitchen equipped, this property features a balcony accessed through a double glazed door, offering a lovely spot to enjoy your morning coffee or unwind.

With two bedrooms, this flat offers ample space for a small family, a couple, or even someone looking for a spare room or home office. The bathroom is a true gem, from the underfloor heating to the sensor fan, every detail has been carefully considered to provide the utmost convenience. The walk-in shower cubicle, luxurious bath, and stylish wash hand basin with storage underneath add a touch of sophistication to the space. Additionally, the heated towel rail and heated demister mirror bring both elegance and practicality.

Storage is not an issue with this property, the loft space not only provides practical storage solutions but also offers the potential for future expansion, allowing you to customise the property to suit your needs. The garage, provides space for a car along with additional storage options. Furthermore, the communal garden features a unique pizza oven. Picture yourself hosting delightful summer gatherings, creating delicious pizzas in your very own outdoor oasis. The ample free parking in the area provides extra convenience for both residents and visitors.

Lease Term Remaining: 98yrs (approx.)

Service Charge: £1,290.00 pa

Ground Rent: NIL

Local Authority: Enfield

Tax Band: E

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## Front

### Inner Hallway

Laminate wood flooring, coving to ceiling, telephone entry system, spotlights to ceiling, storage cupboard, further storage cupboard housing water cylinder, door to lounge, door to kitchen, doors to both bedrooms, door to bathroom, door to WC.

### Lounge

Coving to ceiling, laminate wood flooring, two electric storage heaters, uPVC double glazed windows to front and side aspect.

### Kitchen

Coving to ceiling, spotlights to ceiling, eye and base level units, uPVC double glazed window to side aspect, uPVC double glazed door leading to balcony, laminate wood flooring, integrated dishwasher, integrated washing machine, fitted electric oven and hob with extractor over, space for fridge, space for freezer, sink with mixer tap, part tiled walls, breakfast bar.

### Bedroom One

uPVC double glazed window to front aspect, electric storage heater, coving to ceiling, spotlights to ceiling, two fitted wardrobes, carpet.

### Bedroom Two

uPVC double glazed window to rear aspect, electric storage heater, fitted wardrobes, spotlights to ceiling, carpet, uPVC double glazed door leading to balcony.

### Bathroom

Underfloor heating, two frosted uPVC double glazed window to rear aspect, heated towel rail, tiled flooring, tiled walls, spotlights to ceiling, extractor fan, shaving point, heated demister mirror, wash hand basin with mixer tap and storage under, walk in shower cubicle with mains fed shower, low level WC, bath with mixer tap and shower attachment.





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## WC

Loft access, tiled flooring, tiled walls, extractor fan, spotlights to ceiling, wash hand basin with mixer tap, low level WC.

## Balcony

Paved area.

## Garage En-Bloc

Allocated Garage

## Communal Garden

Communal Grounds

## Disclaimer

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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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in









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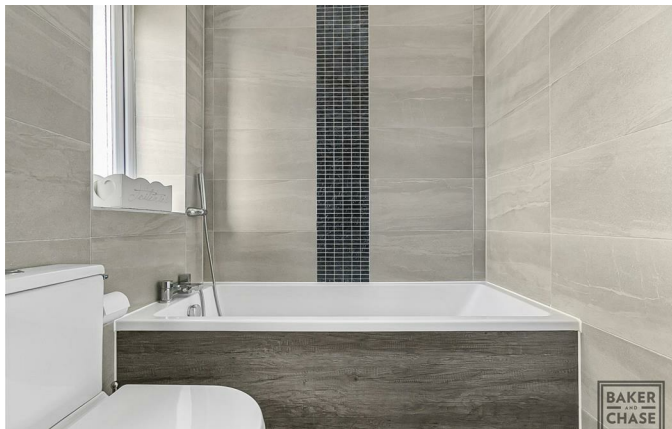
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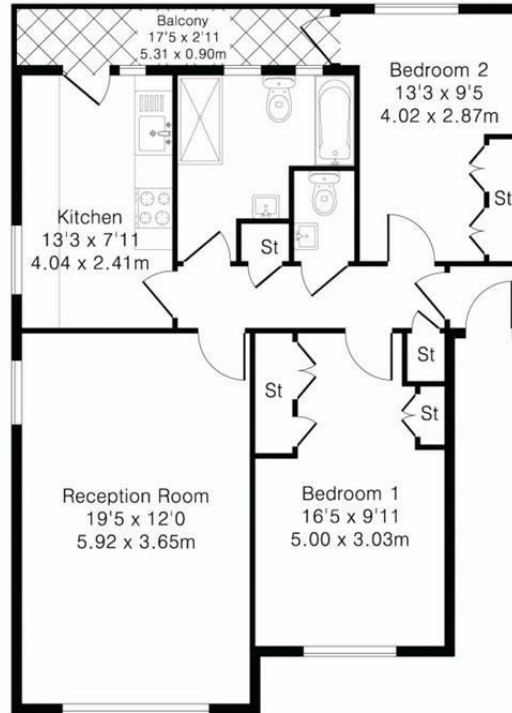
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







Approximate Gross Internal Area 1012 sq ft – 94 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

