



Wellington Road, Bush Hill Park, Enfield

Available

Offers in excess of £400,000 (Leasehold - Share of Freehold)





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.

A spacious and well-maintained two-bedroom purpose-built flat, ideally positioned on the top (second) floor and offered chain free. The property benefits from a share of freehold, a garage en-bloc, and is just 0.4 miles from Bush Hill Park Station, providing direct links into London.

Inside, the flat offers a generous lounge/dining area, a modern fitted kitchen with a breakfast bar, and access to a westerly-facing private balcony via double glazed doors. The bathroom has been stylishly updated with underfloor heating, a walk-in shower, separate bath, and a heated demister mirror, with the added convenience of a separate WC.

Both bedrooms are well-proportioned, making the flat ideal for couples, sharers, or small families. Additional features include wood flooring, communal gardens with a pizza oven, and ample free on-street parking, making this a practical and attractive home in a quiet, residential location.

Wellington Road is ideally located just 0.4 miles from Bush Hill Park Station with direct links to London Liverpool Street. The area offers a good mix of local shops, cafés and restaurants, with Enfield Town shopping centre also nearby. Residents can enjoy open spaces like Bush Hill Park and Forty Hall, while easy access to the A10 and M25 makes commuting by car straightforward.

Tenure: Share of Freehold
Lease Term: 125 years from 24 June 1997
Term Remaining: 98yrs (approx.)
Service Charge: £1,290.00 pa
Ground Rent: NIL
Local Authority: Enfield
Council Tax Band: E

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.





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

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.

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









writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

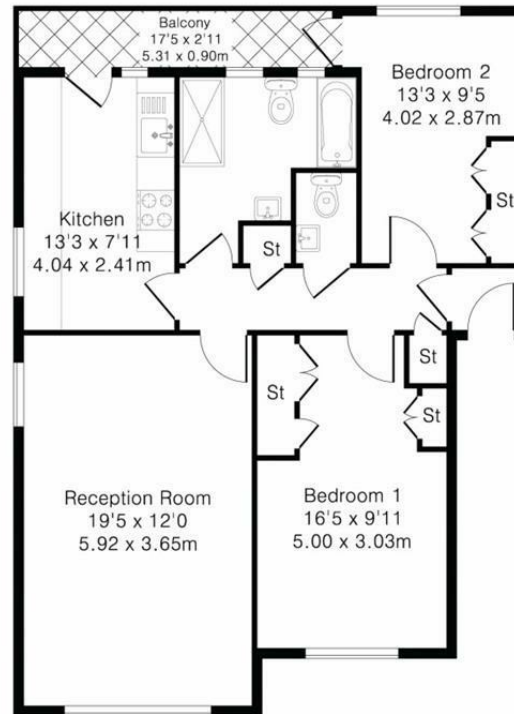
Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other 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.



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

