



## London Road, Enfield

Available

Offers in excess of £315,000 (Leasehold)





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**Nestled on London Road, Enfield, this delightful flat offers a spacious lounge/kitchen area with open-plan design, two generous sized bedroom, one including an en-suite!**

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Nestled on London Road in Enfield, this delightful flat is a true gem waiting to be discovered. With 1 reception room, 2 bedrooms, and 2 bathrooms, this purpose-built property offers a blend of comfort and style that is sure to impress.

Upon entering, you are welcomed by a spacious lounge/kitchen area that is perfect for both relaxing and entertaining. The integrated appliances in the kitchen, including a fridge/freezer, dishwasher, etc. makes daily tasks effortless. The thoughtful design details such as spotlights, laminate wood flooring, and a breakfast bar add a touch of elegance to the space.

The master bedroom provides an escape with its peaceful rear view and en-suite bathroom. The en-suite provides a convenience and luxury with its sleek fixtures, panelled bath, and heated towel rail. Bedroom two is equally inviting, with spotlights and plush carpeting creating a warm atmosphere.

The shower room, features a walk-in shower unit, vanity hand basin, and a heated towel rail for that extra touch of indulgence. Both bathrooms are elegantly designed, marrying style with functionality seamlessly. The gated car park that comes with an allocated parking space, ensuring your vehicle is safe and secure at all times.

Situated just 0.5 miles from both Enfield Town & Bush Hill Park London Overground Stations, the property sits in a fantastic location, this purpose-built flat offers convenience and accessibility to all amenities. Access by car to the A10, M25 and North Circular Road is outstanding. Multiple bus route run along the adjacent Southbury Road and the property also sits close to local supermarkets including Sainsburys and Marks & Spencer.

Tenure: Leasehold

Lease Term: 125 years commencing on 1st January 2013

Term Remaining: 114 years approx

Service Charge: £2,223 p. a

Ground Rent: £250.00 p. a

Local Authority: Enfield

Council Tax Band: D

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## Communal Entrance

Storage cupboard housing "I-Mini" boiler, front door leading to Inner Hallway.

## Inner Hallway

Entry phone system, radiator, spotlights to ceiling, storage cupboard, doors to lounge, both bedrooms and shower room, laminate wood flooring.

## Lounge / Kitchen (Open-Plan)

uPVC double glazed window to front and rear aspect, radiator, spotlights to ceiling, laminate wood flooring, integrated fridge/freezer, integrated dishwasher, integrated washing machine, fitted electric hob, fitted electric oven with extractor over, inset stainless steel sink with mixer tap, breakfast bar.

## Bedroom 1

uPVC double glazed window to rear aspect, radiator, spotlights to ceiling, carpet, door to en-suite.

## En-Suite

Frosted uPVC double glazed window to side aspect, vanity hand basin with mixer tap, low flush WC, panelled bath with shower screen, mixer tap and mains fed shower, heated towel rail, spotlights to ceiling, extractor fan, linoleum flooring.

## Bedroom 2

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

## Shower Room

Frosted uPVC double glazed window to side aspect, vanity hand basin with mixer tap, low flush WC, corner walk-in shower unit with mains fed shower, heated towel rail, spotlights to ceiling, extractor fan, linoleum flooring.

## Car Park

Gated car park with allocated parking space.

## Disclaimer





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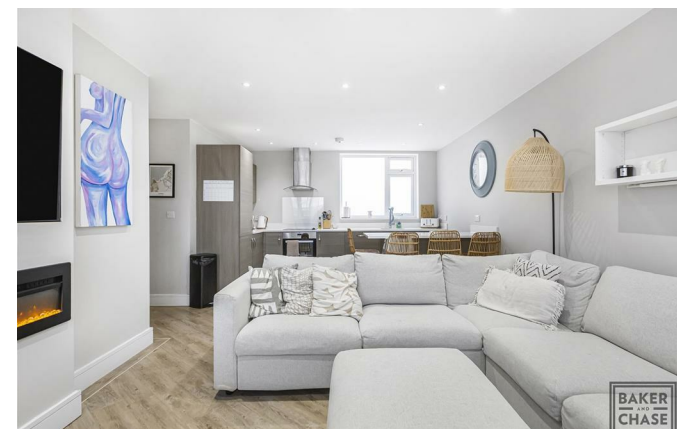
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

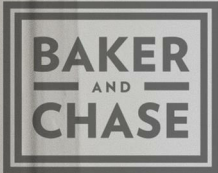
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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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





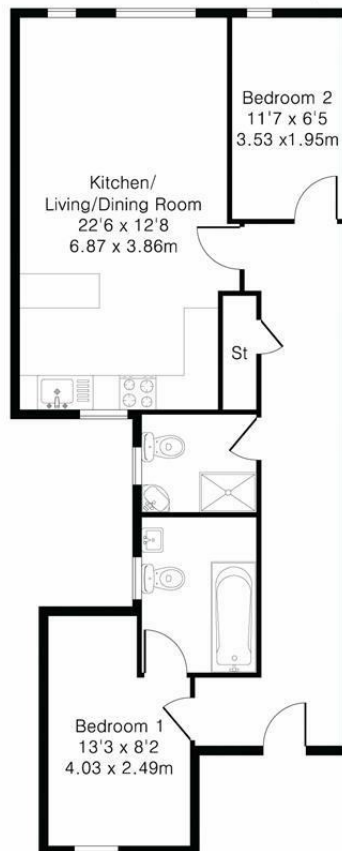


availability of any property and make an appointment to view before embarking on any journey to see a property.





Approximate Gross Internal Area 730 sq ft - 68 sq m



Third 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 C / Local Authority: Enfield / Council Tax Band: D