



## **Fairlight House, Bycullah Road, Enfield**

Under Offer (SSTC)

£475,000 (Leasehold - Share of Freehold)







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**Nestled in a charming period building, this delightful three-bedroom flat offers a perfect combination of classic features and modern living, making it an ideal home for those seeking both character and convenience**

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This beautiful three-bedroom flat, located on the first floor of a period conversion at Fairlight House, offers a perfect blend of classic character and modern amenities. Boasting original wood flooring, high ceilings, and sash windows throughout, the flat maintains its period charm while being equipped for modern living.

The spacious open-plan lounge/kitchen area is a standout feature, with a kitchen island offering extra storage and seating. The kitchen comes fully equipped with high-end appliances, including a fitted electric oven, microwave, induction hob, integrated dishwasher, and washing machine. A door leads directly to the communal gardens, providing easy access to outdoor space.

The three bedrooms are generously sized, each offering a bright and airy feel thanks to the large sash windows. The rooms also feature the same original wood flooring and high ceilings, creating a spacious and welcoming atmosphere throughout. The bathroom is well-appointed with a bath, shower, wash hand basin, and low-level WC, as well as a heated towel rail. The flat also benefits from a share of the freehold, offering additional security and control.

The communal grounds are expansive, providing a lovely green space for relaxation. The building also includes a communal basement for additional storage, ensuring ample space for all your belongings.

Situated in the desirable West Enfield location, this property is ideally located near Enfield Town, where you'll find a wide range of shops, restaurants, and cafes. For commuters, Enfield Chase station is just a short walk away, offering regular services into central London. The area is also well-connected by bus routes, making it easy to get around.

Tenure: Share of Freehold  
Lease Term: 999 years from 01.01.1998  
Term Remaining: 972 years (approx)  
Service Charge: £195 per month  
Ground Rent: NIL  
Local Authority: Enfield  
Council Tax Band: E

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## Inner Hallway

Original wood flooring, coving to ceiling, radiator, door to lounge/kitchen, doors to all bedrooms, door to bathroom, storage cupboard housing: fuse box and electric meter, further storage cupboard.

## Lounge/Kitchen (Open-Plan)

Original wood flooring, coving to ceiling, radiator, original sash windows to rear aspect, kitchen island with storage cabinet and stools, eye and base level units, fitted electric oven, fitted microwave, fitted induction hob, inset sink with mixer tap (including a hot water tap), integrated dishwasher, integrated washing machine, door leading to stairs which lead to communal gardens.

## Bedroom 1

Original wood flooring, coving to ceiling, radiator, two original sash windows to front aspect.

## Bedroom 2

Original wood flooring, coving to ceiling, radiator, original sash window to side aspect.

## Bedroom 3

Original wood flooring, coving to ceiling, radiator, original sash window to side aspect.

## Bathroom

Original frosted sash window to rear aspect, coving to ceiling, tiled flooring, part-tiled walls, heated towel-rail, wash hand basin with mixer tap, low level WC, bath with mixer tap and mains fed shower, cupboard housing "Ideal" combination boiler.

## 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. Items shown in photographs are NOT included. They may however be available by separate negotiation.

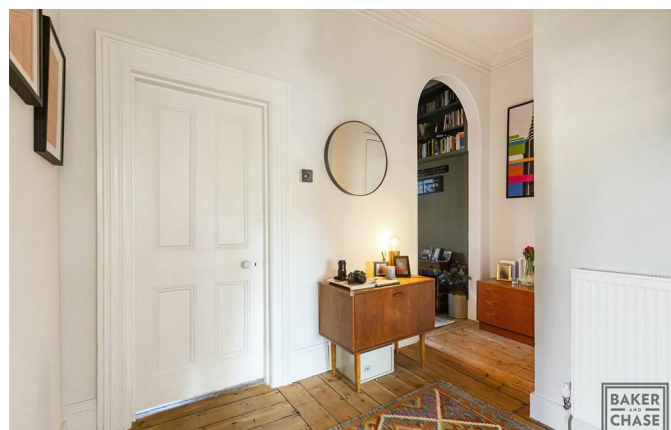
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

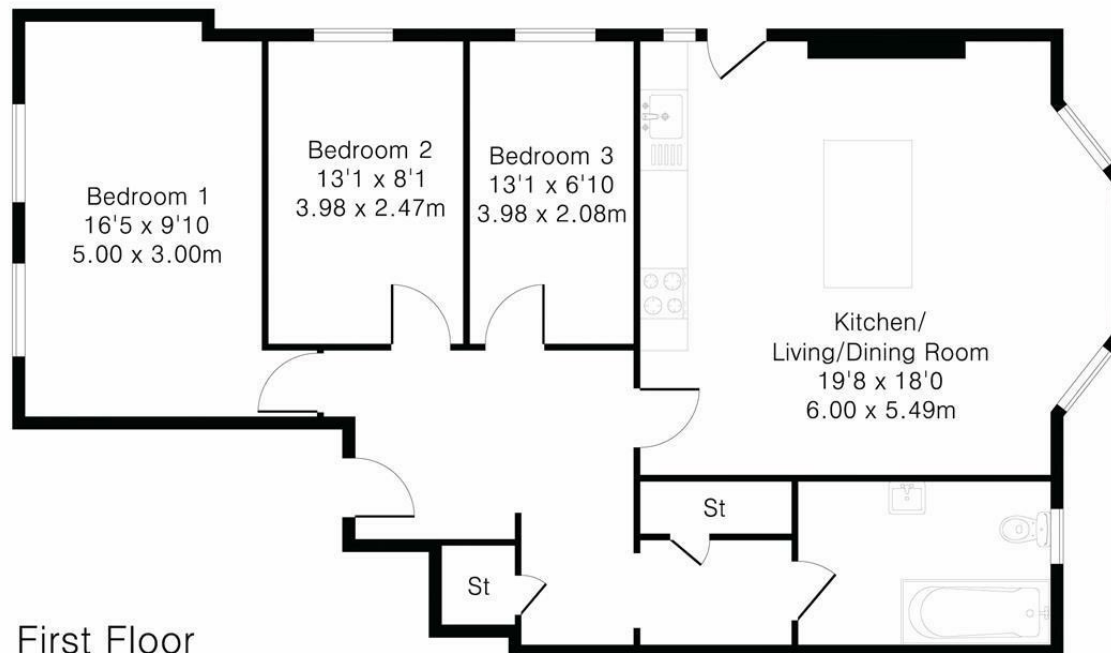
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 950 sq ft - 89 sq m**



First 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