



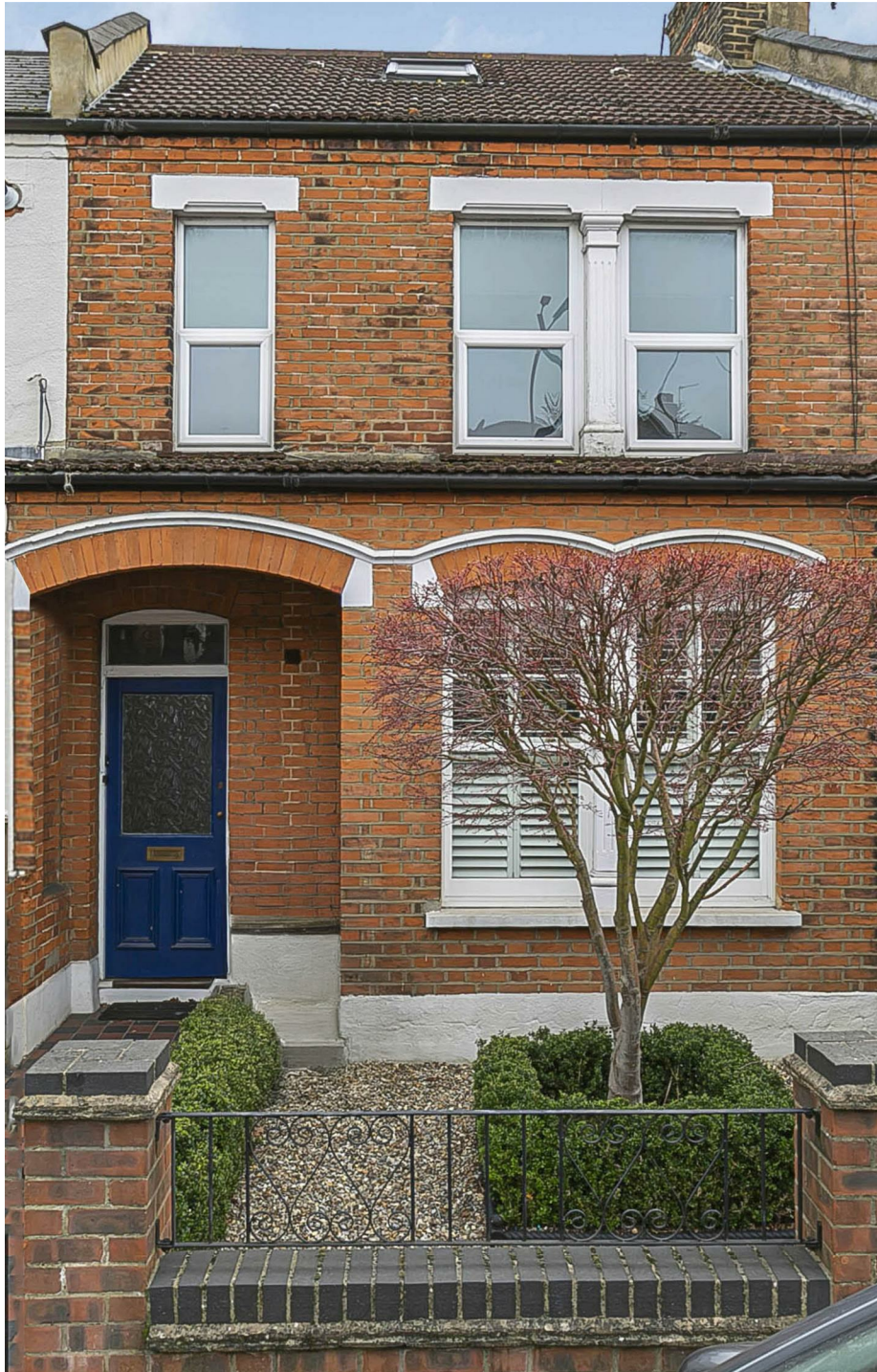
## **St. Marks Road, Bush Hill Park, Enfield**

Under Offer (SSTC)

Offers in excess of £350,000 (Leasehold)







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**A well-presented split-level conversion flat with two double bedrooms, shared garden, and excellent transport links, offered chain-free.**

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This split-level two-bedroom conversion flat offers a blend of space, convenience, and outdoor appeal. Located just 0.3 miles from Bush Hill Park Rail Station, it provides easy access to the London Overground, with direct trains to Liverpool Street in around 30 minutes. The property is chain-free, making it an ideal option for buyers seeking a hassle-free move.

Inside, the first floor features a spacious lounge, where three large uPVC double-glazed windows flood the room with natural light. The separate kitchen offers practicality with its integrated fridge, electric oven, gas hob, and stainless steel sink. It also has easy access to the southeast-facing rear garden through a double-glazed door, which leads to a private space perfect for relaxation. The property includes ownership of a section of the rear garden. The garden comes with a lawn area, raised flower beds, and a pebble-stone seating section that's ideal for enjoying the outdoors.

The first floor also includes a second double bedroom and a well-appointed bathroom with a bath, mains-fed shower, and heated towel rail. The second floor is dedicated to the master bedroom, which features both front and rear-facing windows, under eaves storage, and spotlights to create a modern, stylish feel.

For those who enjoy outdoor spaces, the property is within walking distance to Bush Hill Park, offering green areas for leisure and outdoor activities. The nearby Enfield Town Centre (1.5 miles away) provides a range of shopping, dining, and entertainment options, making it a well-connected spot for both work and leisure.

With the added bonus of being close to local bus routes and commuter-friendly rail services, this flat offers the perfect balance of comfort, convenience.

Tenure: Leasehold  
Lease term: 125 years from 24 June 2016  
Term remaining: 116 Years Approx  
Service Charge: NIL  
Ground Rent: £300 p/annum.  
Building Insurance £895 from February 2024-2025  
Local Authority: Enfield  
Council Tax Band: C

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## Front Door

Stairs Leading To First-Floor Landing.

## First Floor Landing

Carpet, Radiator, Loft Access, Storage Cupboard, Stairs To Second-Floor Landing, Doors To Lounge, Kitchen, Bedroom Two, And Bathroom.

## Lounge

Three uPVC Double Glazed Windows To Front Aspect, Carpet, Coving To Ceiling, Radiator, Television Aerial Point.

## Kitchen

uPVC Double Glazed Window To Rear Aspect, uPVC Double Glazed Door Leading To Stairs (Providing Access To The Rear Garden), Tiled Flooring, Part-Tiled Walls, Radiator, Eye And Base Level Units, Stainless Steel Sink With Mixer Tap, Cupboard Housing 'Main' Boiler, Integrated Fridge, Space For Washing Machine, Fitted Electric Oven, Fitted Gas Hob With Extractor Over.

## Bedroom 2

uPVC Double Glazed Window To Rear Aspect, Carpet, Radiator.

## Bathroom

Frosted uPVC Double Glazed Window To Side Aspect, Tiled Flooring, Tiled Walls, Heated Towel Rail, Bath With Mixer Tap And Mains-Fed Shower, Pedestal Wash Hand Basin With Mixer Tap, Low-Level WC, Extractor Fan.

## Second Floor Landing

uPVC Double Glazed Window To Rear Aspect, Carpet.

## Bedroom 1

uPVC Double Glazed Window To Rear Aspect, Velux Window To Front Aspect, Carpet, Radiator, Under Eaves Storage, Spotlights To Ceiling, Television Aerial Point.







## Shared Rear Garden

Access via stairs from kitchen, Part Laid To Lawn, Raised Flower Beds, Part Pebble-Stone Area With Seating.

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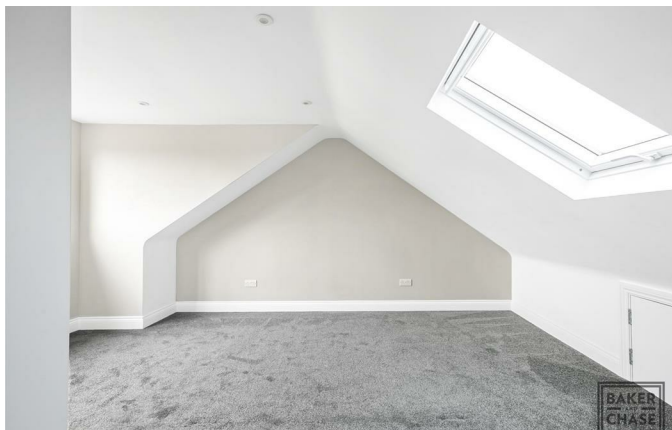
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**VAT:** The VAT position relating to the property may change without notice

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**Approximate Gross Internal Area 1015 sq ft - 94 sq m**

Ground Floor Area 35 sq ft – 3 sq m

First Floor Area 628 sq ft – 58 sq m

Second Floor Area 352 sq ft – 33 sq m



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: C

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