



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

Available

£340,000 (Leasehold - Share of Freehold)







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**This spacious two-bedroom split-level flat offers modern living in a prime location, just moments from Bush Hill Park Rail Station and local amenities.**

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This split-level, two-bedroom conversion flat offers spacious living in a highly sought-after location, just 0.2 miles from Bush Hill Park Rail Station. Ideal for commuters, the station provides direct services to London Liverpool Street in around 32 minutes. On the first floor, you'll find a bright lounge with large uPVC windows that flood the space with natural light. The kitchen is well-equipped with modern appliances, including an electric oven, gas hob, and plenty of storage. Also on this level is a good-sized double bedroom and a well-presented bathroom with a panelled bath and mains-fed shower.

The second floor is dedicated to the large primary bedroom, featuring under-eaves storage and a window overlooking the rear of the property. Additional features include double glazing, gas central heating, and off-street parking for one car, providing convenience and comfort. The flat is offered chain-free with a share of the freehold, making it a fantastic opportunity for buyers seeking a hassle-free move.

Bush Hill Park Rail Station, just a short walk away, provides quick access to central London, while local bus routes, including the 377, offer easy connections to surrounding areas. Enfield Town Centre, just 1.5 miles away, is home to a variety of shops, supermarkets, and dining options. For outdoor enthusiasts, Bush Hill Park is nearby, offering a peaceful space for leisure and recreation. This well-connected flat combines practicality and comfort, making it an excellent choice for anyone looking to live in a vibrant, accessible area.

Tenure: Leasehold

Lease term: Start date 08.04.2016 for 999 years

Term remaining: 990 years remaining approx

Service Charge: NIL

Ground Rent: NIL

Local Authority: Enfield

Council Tax Band: C

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## Front Door

Carpet, Stairs To First-Floor Landing.

## First Floor Landing

Carpet, Stairs To Second-Floor Landing, Door To Lounge, Door To Kitchen, Door To Bedroom 2, Door To Bathroom.

## Lounge

uPVC Double Glazed Window To Front Aspect, Radiator, Coving To Ceiling, Carpet.

## Kitchen

uPVC Double Glazed Window To Front Aspect, Linoleum Flooring, Eye And Base Level Units, Part-Tiled Walls, Wall-Mounted 'Vaillant' Boiler, Stainless Steel Sink With Mixer Tap, Fitted Electric Oven, Fitted Gas Hob With Extractor Over, Space For Fridge/Freezer.

## Bedroom 2

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

## Bathroom

Frosted uPVC Double Glazed Window To Rear Aspect, Linoleum Flooring, Part-Tiled Walls, Radiator, Low-Level WC, Pedestal Wash Hand Basin With Mixer Tap, Panelled Bath With Mixer Tap, Mains-Fed Shower.

## Second Floor Landing

Carpet, Door To Bedroom 1.

## Bedroom 1

uPVC Double Glazed Window To Rear Aspect, Carpet, Radiator, Under Eaves Storage.

## Front Garden

Paved For Off-Street Parking For One Car, Gas Meter Box.

## Disclaimer







BAKER  
AND  
CHASE

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.

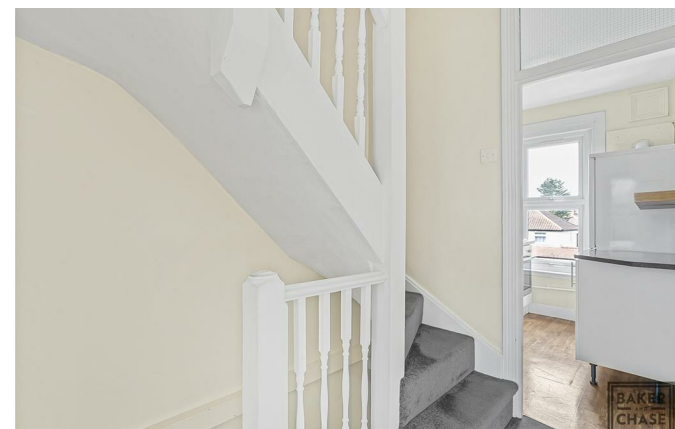
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

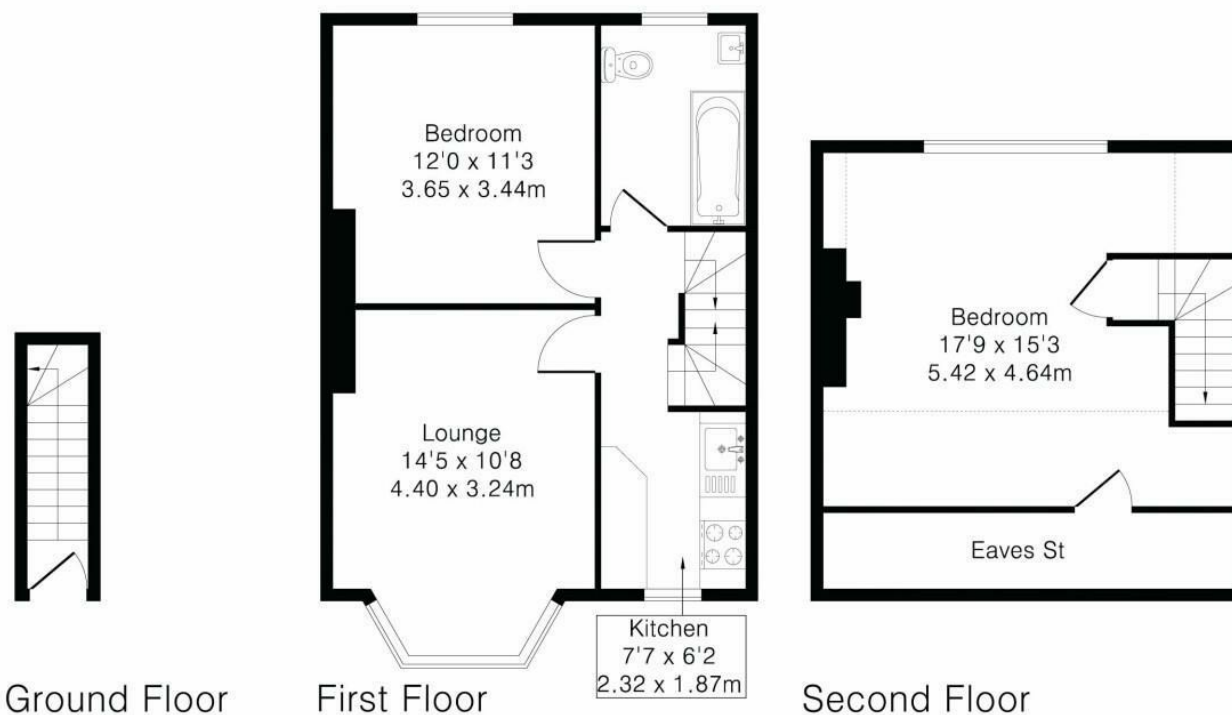


**Approximate Gross Internal Area 749 sq ft - 70 sq m**

Ground Floor Area 28 sq ft – 3 sq m

First Floor Area 450 sq ft – 42 sq m

Second Floor Area 271 sq ft – 25 sq m



EPC Rating D / Local Authority: Enfield / Council Tax Band: C