



## **Perry Mead, Enfield**

Let (Marketing) 14th June 2023

£1,775 Per month







---

**A lovely 2 bed split level first floor maisonette with 2 bathrooms, communal rear garden and a allocated parking space, 390 yards to Gordon Hill Station.  
Available 14th June 2025.**

---

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £53,250pa +

-

Baker and Chase are delighted to present this outstanding 2 bedroom split level first floor maisonette with 2 bathrooms, pretty communal rear garden and a allocated parking space at the front of the property.

The property is offered with a range of benefits which include a white gloss fully fitted kitchen equipped with a range of brand named integrated appliances including a dishwasher, bright and spacious lounge overlooking the communal rear garden, a modern family bathroom with a whirlpool bath and a shower, a large double loft bedroom with a walk in wardrobe and a further en suite shower room. Gas central heating and double glazing.

The location is outstanding being just 390 yards from Gordon Hill Overground Station which offers a direct service to London Moorgate in 38 minutes approximately and Kings Cross. Enfield Town shopping Centre is also near by which includes popular shops like Marks & Spencer's.

Offered unfurnished and is available 14th June 2025.

For more information, or to arrange your viewing, please call our office.

---

### Entrance Hallway

Side access. Wooden partly glazed front door leading to entrance hallway with laminated floor, double glazed window to front, stairs leading to

### First floor landing

First floor landing with laminated flooring, double radiator.

### Family Bathroom

Ceramic tiled flooring, heated towel rail, ceiling spots, partly tiled walls, low flush WC, wall mounted wash hand basin with cupboard under, panel enclosed whirlpool bath with shower and screen, double glazed window to front, door to cupboard housing Worcester combi boiler which is 7 years approx. (Serviced annually. Has a warranty)

### Bedroom 2

Laminated flooring, double glazed window to rear, single radiator, wardrobe with mirror fronted sliding doors

### Lounge

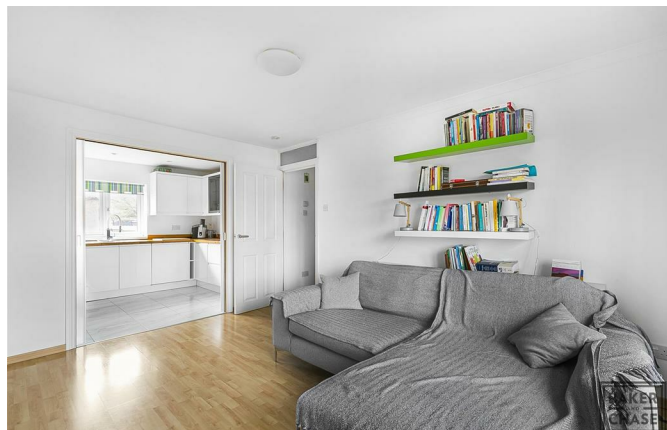
Laminated flooring, double glazed window to rear, double radiator, double glass sliding doors to kitchen

### Kitchen

Ceramic tiled flooring, ceiling spots, double glazed window to front, range of white gloss wall and base units, Bosch built in double oven and grill, Bosch gas hob, Bosch extractor hood over, dishwasher, integrated AEG fridge freezer, oak wooden work tops, integral resin sink with mixer tap and drainer.

### Bedroom 1 (Loft room)

Laminated flooring, double radiator, double glazed window to rear, 2 sky lights, storage into eaves, walk in wardrobe.







### **Loft shower room**

Ceramic tiled flooring, sky light, double radiator, partly tiled walls, storage into eaves, washing machine, low flush WC, wall mounted wash hand basin, drawers under, walk in shower cubicle.

### **Exterior**

Allocated parking space at front

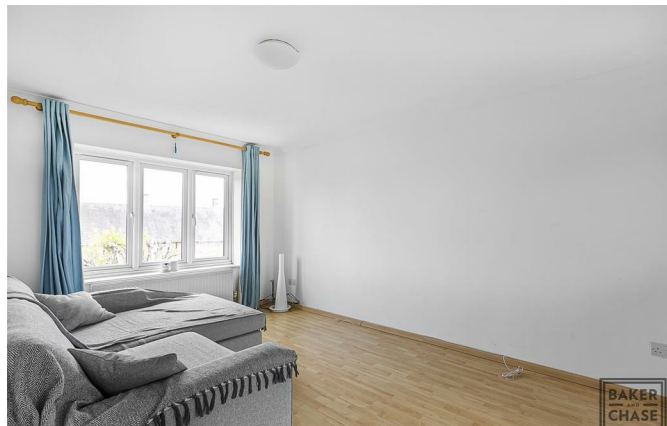
### **Communal rear garden**

Pretty communal rear garden, lawn, trees bushes.

### **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.









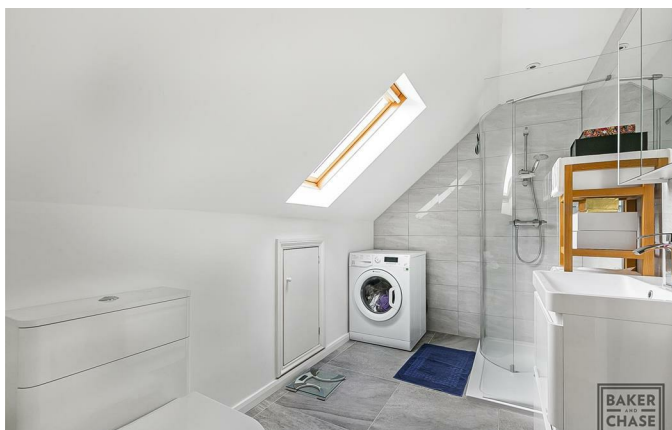


Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

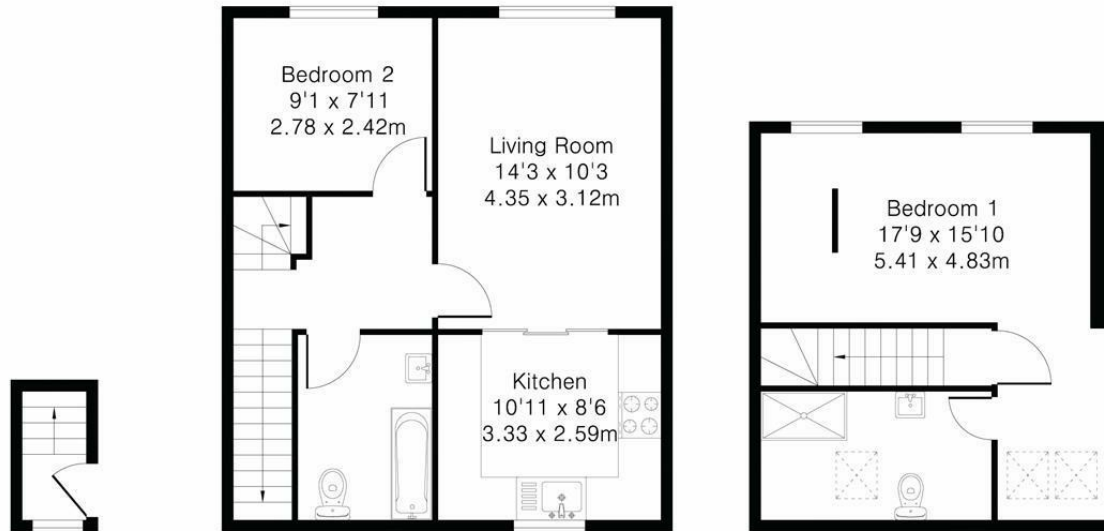
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 733 sq ft – 68 sq m

First Floor Area 452 sq ft – 42 sq m

Loft Room Area 281 sq ft – 26 sq m



Ground Floor

First Floor

Loft Room



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: B