



Karyatis Court, Bush Hill Park, Enfield

£1,600 Per month



Baker and Chase are delighted to offer for rental this two double bedroom first (top) floor flat in lovely condition. 500 yards away from Bush Hill Park Train Station. Available 24th May 2025.



Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £48,000pa+

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Baker and Chase are delighted to offer for rental this spacious two double bedroom first (top) floor flat in lovely condition.

The property consists of two double bedrooms which both have built in storage space, a tiled bathroom with a walk in shower and a open plan lounge/kitchen which has white goods included.

Further benefits include a video entry system and an allocated, gated parking space. Gas central heating and double glazing.

Karyatis Court is well positioned, just moments from Bush Hill Park, with local shops along Lincoln Road. There is also very convenient pedestrian access to Bush Hill Park B.R Station which is just 500 yards away.

Offered part furnished and is available 24th May 2025.

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

Exterior

Entrance to building, car park via side access

Communal area

Stairs to entrance of property .

Hallway

Wooden flooring, entry phone system, radiator, doors to remaining rooms:

Open plan living room/kitchen

Double glazed windows to front and rear aspects, wall lights, power points, range of wall and base units with roll top work surfaces over, electric oven and hob with extractor fan over, tiled splash backs, integrated dishwasher and fridge freezer, sink with mixer tap and drainer.

Lounge area.

Bedroom 1

Two double glazed windows to front aspect, radiator, wooden flooring, fitted wardrobes, power points

Bedroom 2

Double glazed window to front aspect, wooden flooring, radiator, built in wardrobes, power points

Bathroom

Double glazed opaque window to rear aspect, heated towel rail, low flush w/c, pedestal hand basin, shower cubicle with electric shower, tiled walls, washing machine, extractor fan, spot lights.

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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have







obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

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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.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.





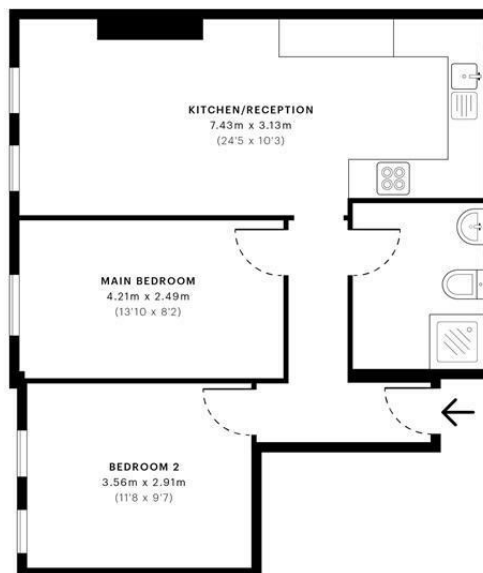
Karyatis Court, EN1

CAPTURE DATE: 03/02/2022 LASER SCAN POINTS: 1,350,275

GROSS INTERNAL AREA

55.73 sqm / 599.87 sqft

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— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
55.73 sqm / 599.87 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
53.14 sqm / 571.99 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 39 RESIDENTIAL: 55.82 sqm / 600.84 sqft
AREA 30 RESIDENTIAL: 53.76 sqm / 578.88 sqft

SPCC ID: 6167c933c652550e6c160a9b

EPC Rating C

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