



Bury Street West, Bush Hill Park, London, N9

Available

£350,000 (Leasehold)





A spacious and well-maintained two-bedroom ground floor flat set within a secure gated development, ideally located close to transport links, local amenities, and green open spaces.

A spacious two-bedroom ground floor flat set within a gated development on Bury Street West, Enfield. Offered chain free, with allocated parking, communal gardens, and within easy reach of Bush Hill Park Station, the property presents a fantastic opportunity for buyers looking to renovate and add value. The sellers are the freeholders and will be granting a new 999-year lease upon completion, offering long-term peace of mind for buyers.

Situated on the ground floor of Alder Lodge, a well-kept block of just 11 flats, the flat offers well-proportioned rooms and a practical layout. There's a bright lounge with laminate flooring and twin radiators, a separate kitchen with ample unit space, and room for freestanding appliances.

Both bedrooms are generously sized with side-aspect windows, and the main bedroom includes fitted wardrobes. The wet room is currently arranged with an electric shower, pedestal basin, WC, and extractor fan.

While the flat requires modernisation throughout, it offers excellent potential, with gas central heating via a 'Viessmann' boiler, double glazing, two built-in storage cupboards, and a secure telephone entry system.

The development provides allocated residents' parking, two visitor spaces, and communal gardens. Located just 0.6 miles from Bush Hill Park Station, the property also benefits from proximity to local shops, cafes, parks such as Jubilee and Pymmes, and excellent transport links.

Tenure: Leasehold

Lease Term: 99 years from 25.03.1970

Term Remaining: 43 years approx

999 year new lease on completion, the sellers are the freeholders

Service Charge: £1350 pa

Ground Rent: NIL

Local Authority: Enfield

Council Tax Band: C

Inner Hallway

Laminate wood flooring, telephone entry system, cupboard housing 'Viessmann' boiler, door to kitchen, door to lounge, doors to both bedrooms, door to wet room

Lounge

uPVC double glazed window to side aspect, radiator x2, laminate wood flooring

Kitchen

uPVC double glazed window to side aspect, radiator, eye and base level units, stainless steel sink with mixer tap, space for washing machine, space for fridge/freezer, space for gas oven and hob

Bedroom 1

uPVC double glazed window to side aspect, laminate wood flooring, radiator, fitted wardrobes

Bedroom 2

uPVC double glazed window to side aspect, laminate wood flooring, radiator, cupboard housing: fuse box and electric meter

Wet room

Frosted uPVC double glazed window to side aspect, lino flooring, tiled walls, radiator, low level WC, pedestal wash hand basin with mixer tap, electric shower, extractor fan

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





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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.

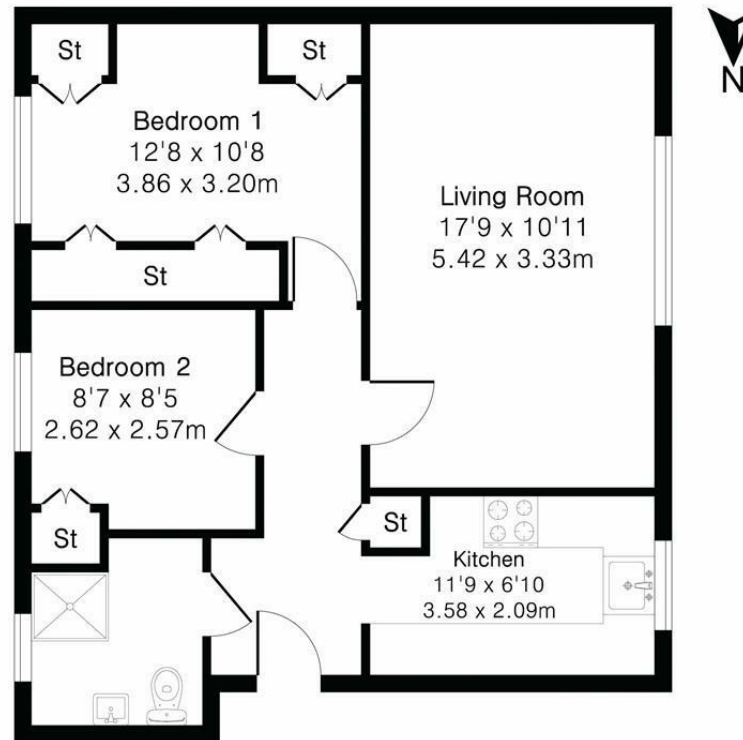
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 610 sq ft - 57 sq m



Ground 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 C / Local Authority: Enfield / Council Tax Band: C