



Lea Road, Enfield, EN2

Available

£1,350 Per month (Available from 8th June 2025, Unfurnished)





Baker and Chase are pleased to offer this newly painted 2 bedroom (1 double bedroom and one cot room/study) first floor converted flat within a 10 minute walk to Gordon Hill BR train station and within a minutes walk to Lancaster Road with its wide range of shopping facilities, including local shops, coffee shops and restaurants. Available 14th June 2025.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £40,500+pa

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Baker and Chase are pleased to offer this newly painted 2 bedroom (1 double bedroom and one cot room/study) first floor converted flat within a 10 minute walk (830 yards) to Gordon Hill BR train station and within a minutes walk to Lancaster Road with its wide range of shopping facilities, including local shops, coffee shops and restaurants.

This bright and airy flat benefits from its own front door and offers a spacious open plan lounge and fully fitted modern kitchen with appliances, good size bathroom with shower over bath and its own south facing balcony which is big enough for a small table and chairs.

Offered unfurnished and is available from 14th June 2025.

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

Entrance

Part glazed wooden front door leading to small Hallway with coir matting, stairs leading to

First Floor Landing

Fitted carpet, dado rail, double radiator, wall mounted cupboard housing electric meter, consumer unit, access to loft with Vaillant combi boiler.

Open plan kitchen/lounge

Lounge area - Laminate effect vinyl flooring, double radiator, picture rail, 2 double glazed windows to rear,

Kitchen area - Range of gloss wooden wall and base units, roll top worktops, single drainer stainless steel sink unit with mixer tap, built in Lamona electric hob, extractor hood over, built in electric oven, built in Lamona microwave, Indesit washing machine, floor standing Beko fridge freezer, ceiling spotlights.

Bedroom 1

Newly fitted carpet, double glazed window to front, double radiator, picture rail.

Bedroom 2/cot room/study

Newly fitted carpet, double glazed window to front, double radiator, door to storage cupboard.

Bathroom

Ceramic tiled flooring, part tiled walls, double radiator, frosted double glazed window to side, frosted double glazed window to rear, part glazed double glazed door to own balcony, brand new low flush wc, pedestal wash hand basin, panel enclosed bath, mixer tap, shower attachment, curtain rail.

South facing balcony

South facing, wood decking, outside lighting.

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.

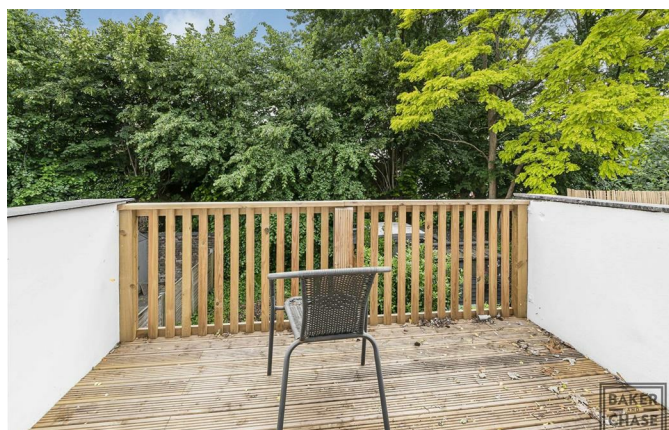
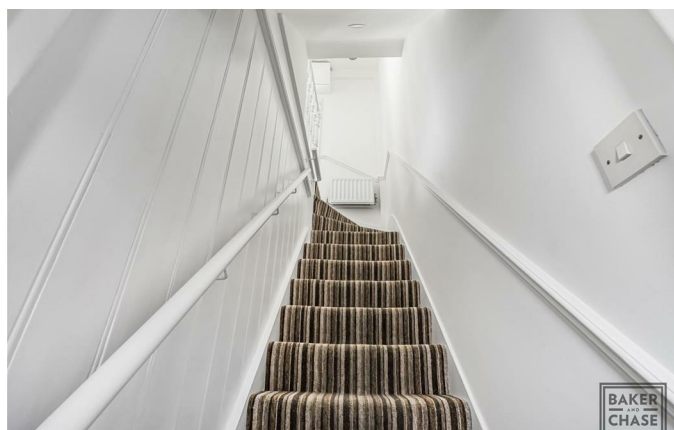
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

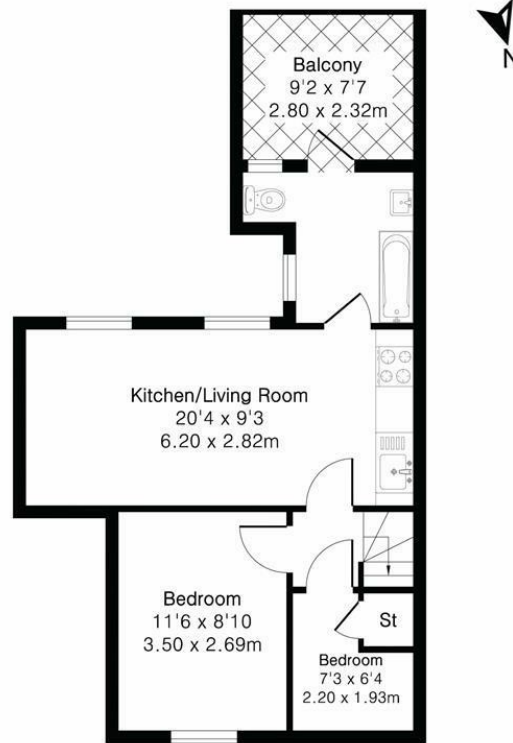
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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.



Approximate Gross Internal Area 429 sq ft - 40 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 / Deposit required: £1,557