



Pinewood Court, Bycullah Road, Enfield

£1,350 Per month ()



Baker and Chase are pleased to present this spacious 1 bedroom ground floor flat, in a modern purpose built block, located in a prime location in West Enfield. Available 31st July 2025.



Applicant Requirements:

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

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Baker and Chase are pleased to present this spacious 1 bedroom ground floor flat, in a modern purpose built block, located in a prime location in West Enfield.

Offered in excellent condition, the accommodation consists of a large double bedroom, a modern bathroom with a three piece suite including a bath plus a shower attachment, a spacious lounge that leads through to a modern fully fitted white gloss kitchen that includes a washing machine.

The location is undoubtedly a key feature as the property is positioned directly off of Windmill Hill allowing easy access to local shops and restaurants which include Waitrose and Tesco Express.

Pinewood Court is in close proximity to bus stops and Enfield Chase B.R train station (only 490 yards away) which serves Moorgate via Finsbury Park (Victoria & Piccadilly Lines) in approximately 30 minutes. Alternatively Oakwood underground tube station, on the Picadilly Line is a five minute drive away (1.7 miles away). Enfield Town and its range of shopping facilities are also only a short distance away.

Offered unfurnished and is available 31st July 2025.

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

Exterior

Entrance to block. Communal front door with entryphone system leading to

Hallway

Front door, entryphone system, 2 x storage cupboards, power points, doors to remaining rooms:

Lounge

Fitted carpet, double glazed window to front aspect, radiator, power points.

Kitchen

Matching range of white wall and base units, electric hob and oven with extractor hood over, washing machine, fridge freezer, double glazed window to front aspect.

Bedroom

Double glazed window to front aspect, radiator, power points .

Bathroom

Low flush wc, pedestal wash hand basin with mixer tap, panel enclosed bath with shower attachment, shower screen, towel rail.

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.





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AND
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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.



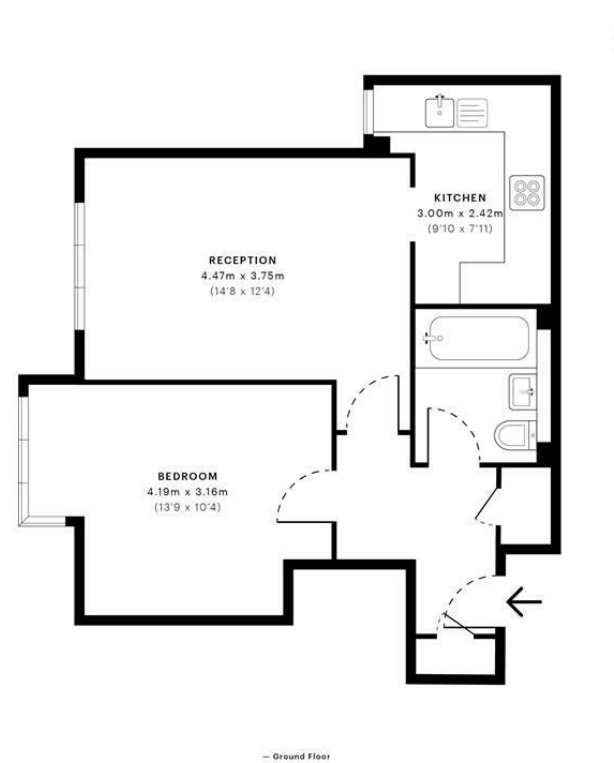


Pinewood Court, EN2

CAPTURE DATE: 07/06/2022 LASER SCAN POINTS: 40,732,422

GROSS INTERNAL AREA

43.01 sqm / 462.96 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 38 RESIDENTIAL: 43.89 sqm / 472.43 sqft
AREA 30 RESIDENTIAL: 42.50 sqm / 457.47 sqft
SPEC ID: 6283a7a83d105d0df2f4355b

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

