



Little Park Gardens, Enfield, EN2

Available

£1,400 Per month (Available from 26th July 2025, Furnished)





Baker and Chase present this lovely furnished one-bedroom first-floor converted flat which offers a perfect blend of comfort and convenience, ideally located in the heart of Enfield. With modern fittings and plenty of natural light, this property is ideal for anyone looking for a home in a prime location.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £42,000pa.

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The property features a bright and spacious lounge with large double-glazed windows and two storage cupboards. The separate modern fitted kitchen is fully equipped with high-quality 'NEFF' appliances, including an oven, hob, washing machine, dishwasher, and fridge/freezer, with a breakfast bar offering additional storage. A double bedroom overlooks the rear of the property, ensuring a peaceful retreat.

The modern bathroom has a pedestal wash hand basin, bath with shower attachment, and a heated towel rail. There's also a separate WC for added convenience. The flat benefits from gas central heating and double glazing throughout, ensuring a warm and energy-efficient space.

For commuters, this flat couldn't be better situated, just 0.3 miles from Enfield Chase station, offering fast and direct connections into London. Enfield's vibrant Town Centre is also within walking distance, providing a wealth of shopping, dining, and entertainment options. With its central location, you'll find a variety of amenities nearby, including supermarkets, parks, and local schools.

This flat is in a sought-after area, combining comfortable living with great transport links and a range of nearby amenities. Don't miss out on this wonderful opportunity!

Offered furnished and is available now.

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

Inner hallway

Fitted carpet, radiator, cupboard housing consumer fuse box and electric meter, coving to ceiling, stairs to first floor landing.

First floor landing

Fitted carpet, double glazed window to side aspect, loft access, door to lounge, access to kitchen, door to bathroom, door to WC.

Lounge

Fitted carpet, double glazed window to front aspect, coving to ceiling, radiator, two storage cupboards with fitted shelving.

Kitchen

Vinyl flooring, double glazed window to rear aspect, spotlight to ceiling, radiator, range of fitted wall and base units with under lights, inset sink with mixer tap, fitted 'NEFF' electric oven, fitted 'NEFF' electric hob with extractor hood over, integrated 'NEFF' washing machine, integrated 'NEFF' dishwasher, integrated 'NEFF' fridge/freezer, breakfast bar with storage under, glass shelving.

Bedroom

Fitted carpet, double glazed window to rear aspect, radiator, coving to ceiling.

Bathroom

Vinyl flooring, tiled walls, heated towel rail, frosted double glazed window to rear aspect, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment.

Separate WC

Vinyl flooring, frosted double glazed window to rear aspect, heated towel rail, wash hand basin with mixer tap, low flush WC.

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.

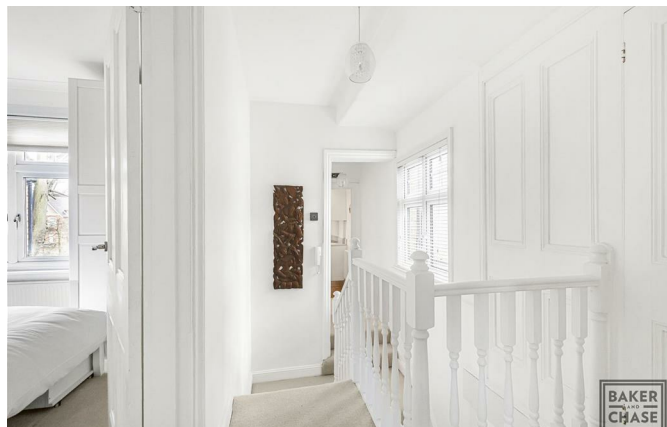
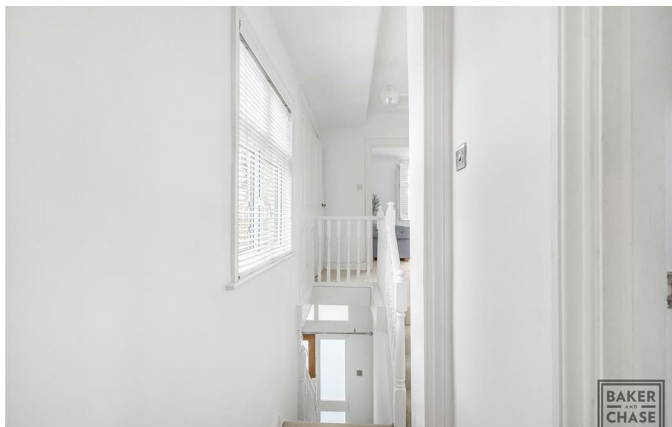
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 645 sq ft - 60 sq m



First 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: London Borough of Enfield / Council Tax Band: C / Deposit

