



Hansart Way, The Ridgeway, Enfield, EN2

£1,400 Per month ()





Baker and Chase are delighted to offer this lovely first floor, one bedroom purpose built flat on The Ridgeway, Enfield, EN2, which offers access to Gordon Hill B.R Station (610 yards away), serving Moorgate via Finsbury Park (Piccadilly Line) in around 30 minutes. Only 0.8 miles away from Enfield Chase Train Station. Available 13th August 2025.

Applicant Requirements:

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

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This property boasts a spacious hallway with laminate flooring, bright and spacious 18.5' lounge with laminate flooring, overlooking the attractive communal gardens, built in storage cupboard housing a Hotpoint washer dryer, modern fitted kitchen with appliances, modern bathroom with a bath plus a shower attachment and a 15.5' double bedroom with laminate flooring and fitted wardrobes. Fully double glazed and electric heating. There is also resident permit parking available.

Hansart Way is a well maintained development and the location is excellent, sitting along the ever-popular Ridgeway, giving access to Gordon Hill B.R Train Station plus wider access to Oakwood London Underground Tube Station, being only 1.6 miles away (Piccadilly Line). Enfield Town shopping centre is approx. 1 mile away and offers a wide selection of local and independent shops, bars and restaurants.

Offered un/part furnished and is available 13th August 2025.

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

Exterior

Communal entrance door. Entryphone. Stairs leading to first floor. Further door leading to flat entrance. Part glazed hardwood door leading to

Hallway

Laminate wood flooring, ceiling coving, wall mounted Dimplex electric panel heater, shoe rack. Door to storage cupboard housing consumer unit, electric meter.

Optional furniture - Mirror.

Bathroom

Ceramic tiled flooring, fully tiled walls, 2 x glass shelves, wall mounted medicine cabinet with mirror fronted doors, frosted double glazed window to side, window blind, low flush wc, wall mounted wash hand basin with cupboard and drawer below, panel enclosed bath with mixer tap, wall mounted shower with 2 shower attachments, glass shower screen.

Bedroom

Laminate wood flooring, ceiling coving, wall mounted Dimplex electric panel heater, double glazed window to side overlooking communal gardens, window blind, curtain rail and curtain, fitted wardrobe with mirror fronted sliding doors.

Optional furniture - Double bed, chest of drawers, mirror.

Lounge

Laminate wood flooring, ceiling coving, double glazed window to rear, window blind, double glazed window to side overlooking communal gardens, curtain rail and curtain, wall mounted Dimplex electric panel heater. Door to storage cupboard housing Hotpoint washer dryer, wooden shelving, hot water cylinder tank.

Optional furniture - Dining table and 2 chairs, tv stand, mirror.

Kitchen

Laminate flooring, double glazed window to side, window blind, ceiling spotlights, range of gloss wall and base units, laminate roll top worktops, LG floor standing fridge freezer with water dispenser, built in Neff microwave, built in wine cooler, built in Indesit oven, built in Hisense 4 ring electric hob, extractor hood over, tiled splash backs, 1 & a half bowl drainer stainless steel sink unit with mixer tap.

Communal gardens

Attractive communal gardens.

Residents parking

Residents parking space is available via a permit.

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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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.

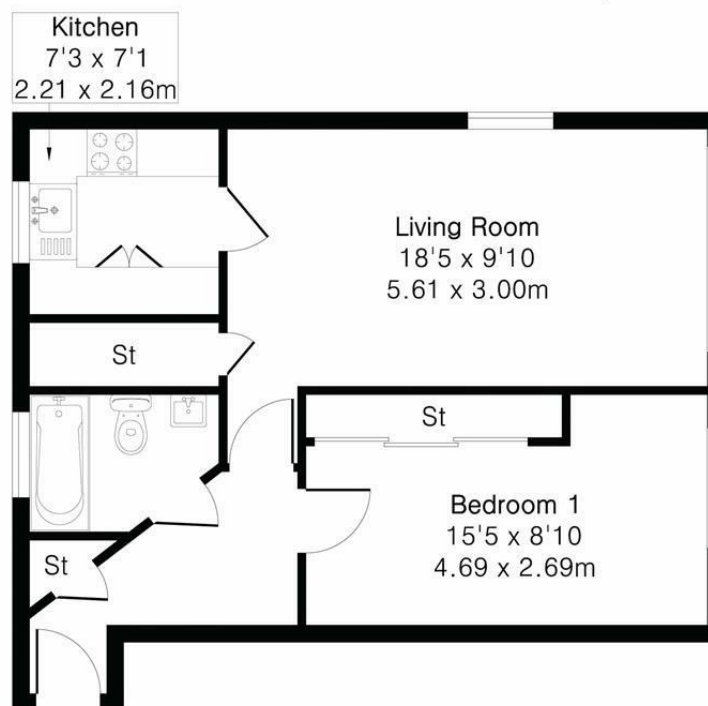
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 501 sq ft - 47 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: London Borough of Enfield / Council Tax Band: C

