



Chase Green Avenue, Enfield

Under Offer (SSTC)

Offers in excess of £300,000 (Leasehold)





A spacious top-floor apartment with two double bedrooms and allocated parking, just 0.3 miles from Enfield Chase Station and within easy reach of Enfield Town.

A chain free two-bedroom apartment with allocated parking, private storage, with a new 177 year lease and Zero Ground Rent on completion.

Situated just 0.3 miles from Enfield Chase Station, this chain free top-floor apartment offers well-proportioned living space, two double bedrooms, and the convenience of an allocated parking space, making it an excellent option for first-time buyers, downsizers, or investors alike.

The accommodation includes a bright reception room with feature fireplace, a separate fitted kitchen with integrated appliances and useful storage, and a modern bathroom with shower over bath and heated towel rail. Both bedrooms are doubles, providing comfortable sleeping or work-from-home space. Additional benefits include gas central heating, double glazing, loft access and built-in storage cupboards.

Externally, the property enjoys an allocated parking space to the front, along with the added benefit of a private storage shed.

Chase Green Avenue is a sought-after residential road with easy access to local shops, cafés and restaurants in Enfield Town, as well as green spaces including Chase Green Gardens and Town Park. Excellent transport links are close by, with Enfield Chase Station (0.3 miles) offering services into central London, while road connections via the A10 and M25 are also within easy reach.

Tenure: Leasehold

Lease Term: ***Vendor to extend by 90 years upon completion***

Currently: 125 years from 1987

Ground Rent: Currently £150 per year, will reduce to £0 upon completion

Service Charge: £1,500 per year

Local Authority: London Borough of Enfield

Council Tax Band: D

Front

Allocated parking space.

Hallway/Landing

Wooden skirting boards, coving, double glazed windows to side aspect, carpet, staircase, loft hatch, storage cupboards, doors to.

Reception Room

Wooden skirting boards, double glazed windows to front aspect, carpet, radiator, fireplace.

Kitchen

Wooden skirting boards, double glazed windows to rear aspect, vinyl tiled flooring, matching wall and base units with integrated appliances, 4-ring gas hob, electric oven, storage cupboard.

Bathroom

Part-tiled walls, low level WC, pedestal wash hand basin with mixer tap, panelled bath.

Bedroom 1

Wooden skirting boards, double glazed windows to rear aspect, carpet, radiator.

Bedroom 2

Wooden skirting boards, double glazed windows to front aspect, carpet, radiator.

Disclaimer

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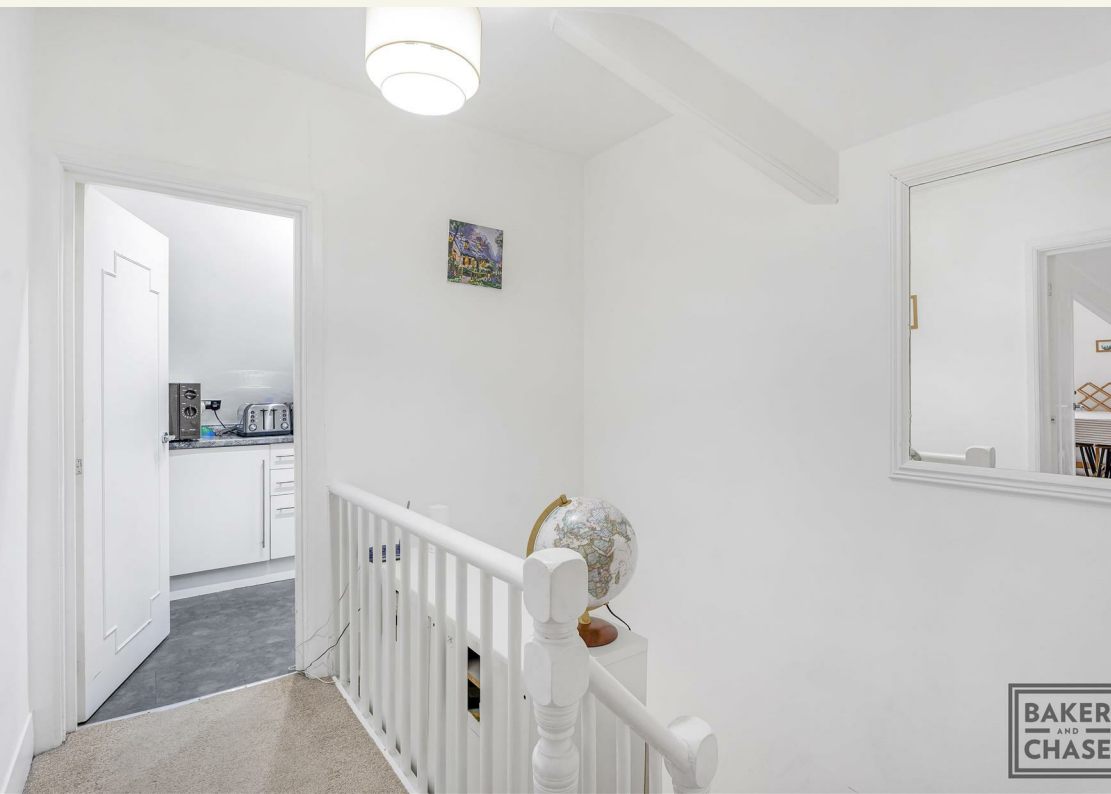
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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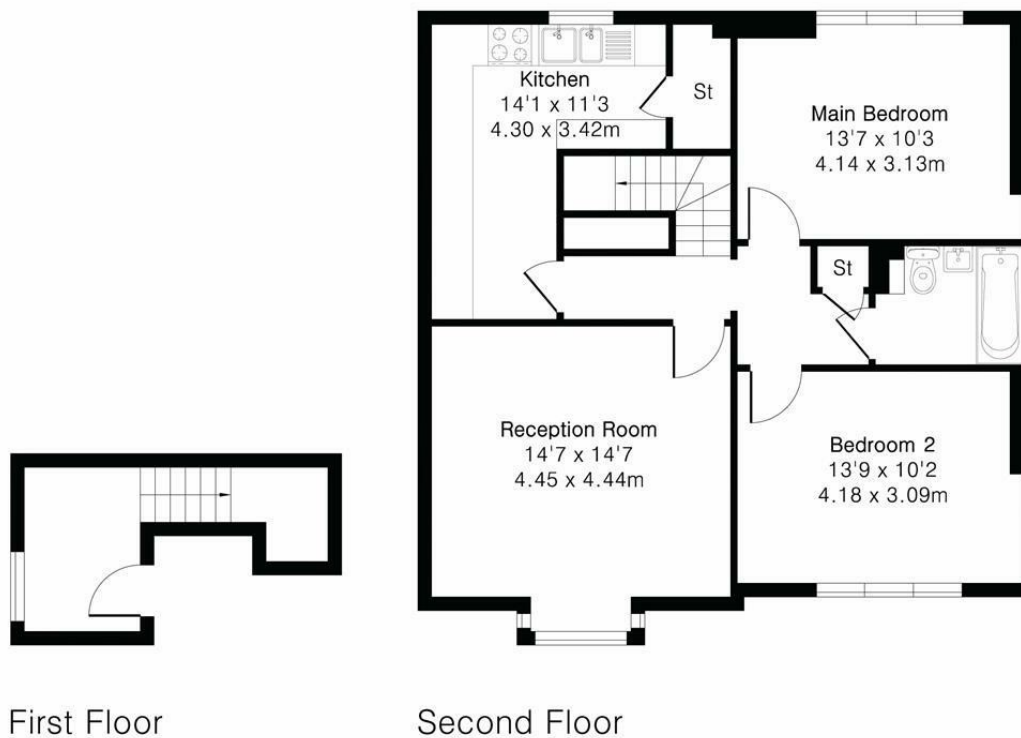
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 848 sq ft - 79 sq m

First Floor Area 73 sq ft – 7 sq m

Second Floor Area 775 sq ft – 72 sq m



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 D / Local Authority: London Borough of Enfield / Council Tax Band: D