



**Seaford Road, Enfield**

£1,500 Per month ()







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**Baker and Chase are delighted to present this newly painted, spacious 2 double bedroom flat to rent just 0.3m from Enfield Town Centre. Located on the 2nd floor (top) of this modern purpose built block. Available now!**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £45,000pa+

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Baker and Chase are delighted to present this newly painted, spacious 2 double bedroom flat to rent just 0.3m from Enfield Town Centre. Located on the 2nd floor (top) of this modern purpose built block.

The property has two double bedrooms, spacious living room, modern fitted kitchen with appliances and plenty of storage space. Modern bathroom with a bath plus a Triton electric shower. The flat benefits from an allocated parking space to the front of the building, communal rear gardens, entry phone system, double glazing and electric wall mounted heating.

Newhaven Court sits in an incredible location just moments from Enfield Town Overground Station, just 310 yards away, which offers a direct service to London Liverpool Street and London's Oxford Street (via Seven Sisters, Victoria Line) in approximately 30 minutes. Alternatively, Enfield Town offers an array of different bus routes serving local areas such as Winchmore Hill, Oakwood and Southgate. Enfield Town shopping centre is also on your doorstep which includes popular shops like Marks & Spencers, Waitrose, H&M to name but a few.

The property is currently part furnished and is available from 18th October 2025.

For further details or to arrange your viewing, please contact our office.

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## Parking

One allocated parking space to the front of the building.

## Hallway

Vinyl flooring, entryphone system, wall mounted consumer unit, power points, doors to remaining rooms.

## Lounge

Fitted carpet, UPVC double glazed window to front aspect, power points, electric wall mounted heater, door to kitchen.

## Kitchen

Vinyl flooring, matching range of wooden wall and base units, stainless steel sink and drainer with mixer tap, washing machine, fridge freezer, electric hob and oven, storage cupboards, power points.

## Main Bedroom

Fitted carpet, UPVC double glazed window to front aspect, electric wall mounted heater, power points.

## Bedroom 2

Fitted carpet, UPVC double glazed window to rear aspect, electric wall mounted heater, storage space, power points.

## Bathroom

Vinyl flooring, fully tiled walls, extractor fan, wall mounted Dimplex heater, low flush wc, panel enclosed bath, wall mounted Triton electric shower, glass shower screen, wall mounted wash hand basin with cupboards below, glass shelf above.

## Communal Garden

Communal rear garden.

## 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.

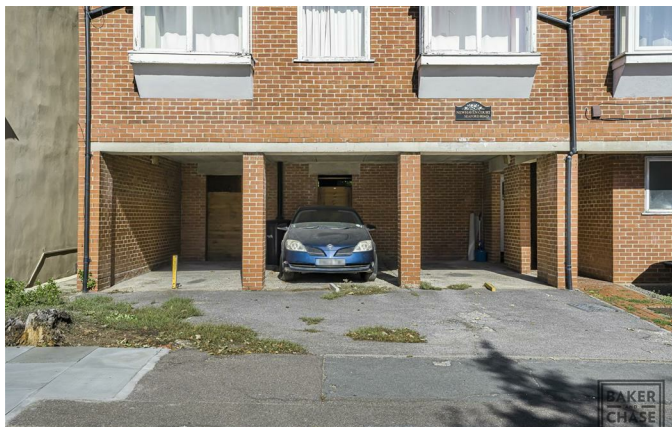
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**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**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.



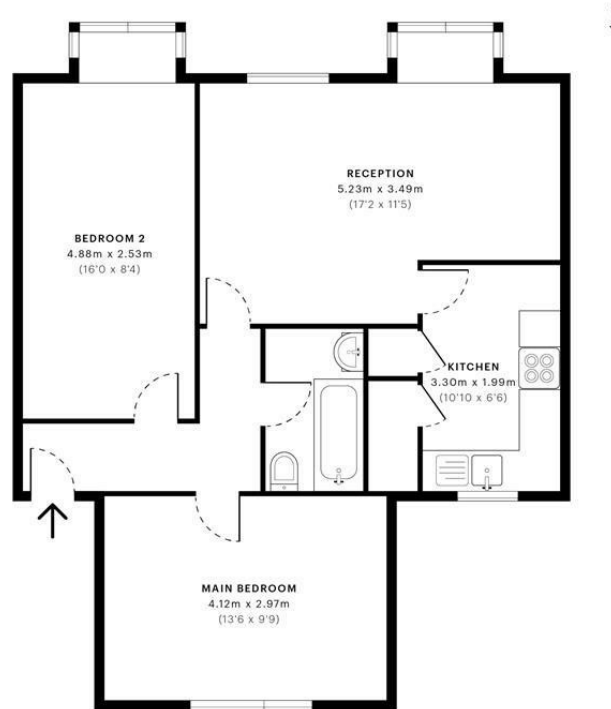


Seaford Road, EN1

CAPTURE DATE: 26/03/2021 LASER SCAN POINTS: 31725,917

GROSS INTERNAL AREA

58.68 sqm / 631.63 sqft



— Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
58.68 sqm / 631.63 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes windows, restricted head height  
57.00 sqm / 613.54 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Speco 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 3B RESIDENTIAL: 61.08 sqm / 657.46 sqft  
area 3C RESIDENTIAL: 59.41 sqm / 639.48 sqft  
spec id: 60509b6c978ac90d966da30

EPC Rating E / Local Authority: Enfield / Council Tax Band: D