



Halifax Road, Enfield

Under Offer (SSTC)

£325,000 (Leasehold)





A beautifulhttps://login.vebraalto.com/#properties/18431400/overviewtfully presented one-bedroom ground floor conversion set within an attractive period building, ideally positioned just moments from Enfield Town and its excellent transport links.

This beautifully presented one-bedroom ground floor conversion flat forms part of an attractive period building on the ever-popular Halifax Road, offering a wonderful balance of character, comfort, and convenience. Rich in original features, including sash windows, coving, and solid wood flooring, the property showcases the charm of its era while benefiting from gas central heating and a thoughtful layout throughout.

The accommodation comprises a welcoming lounge with built-in shelving and storage, a well-equipped kitchen with integrated appliances, and a generous double bedroom complete with fitted wardrobes and garden views. A modern shower room and a private southerly facing rear garden, featuring both decking and patio areas, create an inviting retreat ideal for relaxing or entertaining.

With a long lease of approximately 151 years and no ground rent or service charge payable, this home offers excellent value and low running costs, making it an appealing option for first-time buyers, downsizers, or investors alike.

Perfectly located, the property lies within 0.5 miles of Gordon Hill Rail Station, providing regular services to Moorgate and central London. Enfield Chase and Enfield Town stations are also nearby, along with frequent bus routes offering connections across the borough. The area boasts an excellent mix of local shops, cafés, and restaurants, while Enfield Town Centre, Chase Green, and Town Park are all within walking distance. Motorists benefit from easy access to the A10 and M25, ensuring convenient links across London and beyond.

Tenure: Leasehold

Lease Term: Started in 1987 with a lease of 189 years.

Term Remaining: 151 years remaining

Service Charge: NIL

Ground Rent: NIL

Local Authority: London Borough of Enfield

Council Tax Band: C

Communal Hallway

Storage cupboard housing fuse box and electric meter, front door leading to lounge.

Lounge

Coving to ceiling, original sash windows to front aspect, radiator, original wood flooring, fitted shelving, storage cupboard, archway to inner hallway.

Inner Hallway

Original wood flooring, doors to bedroom and kitchen.

Kitchen

Spotlights to ceiling, part tiled walls, original sash windows to side aspect, original wood flooring, radiator, telephone entry system, integrated fridge/freezer, fitted electric oven, fitted microwave, integrated washing machine, fitted 4-ring gas hob with extractor over, stainless steel sink with mixer tap, door leading to rear garden, door to lobby.

Lobby

Original wood flooring, storage cupboard housing 'Vaillant' combination boiler, door to shower room.

Bedroom

Coving to ceiling, original sash windows to rear aspect, radiator, original wood flooring, fitted wardrobe.

Shower Room

Spotlights to ceiling, frosted window to rear aspect, part tiled walls, lino flooring, heated towel rail, walk-in shower cubicle with mains fed shower, wash hand basin with mixer tap, low level WC, extractor fan.

Rear Garden

Paved patio area, raised sealed decking area, shrub borders, outside tap, timber-built shed, water butt.

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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

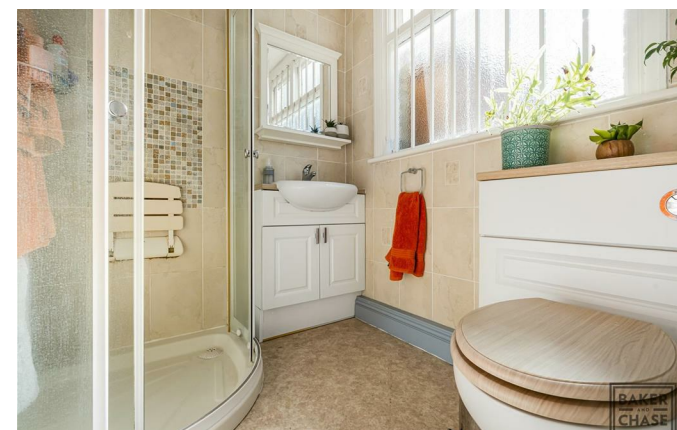
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only







certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

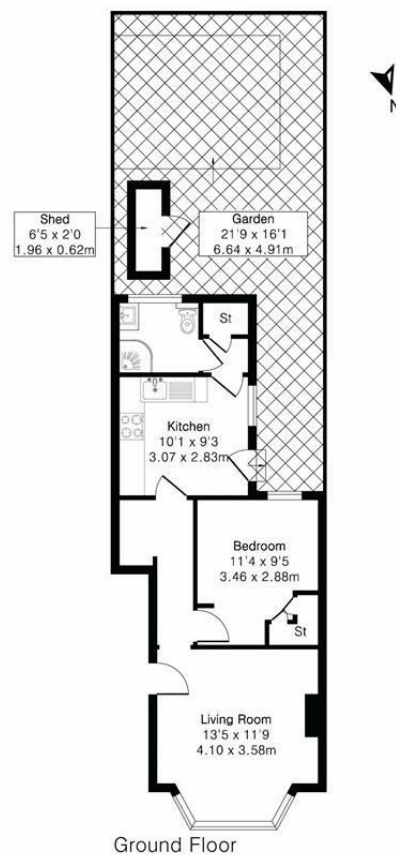
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



Approximate Gross Internal Area 472 sq ft - 44 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 C / Local Authority: London Borough of Enfield / Council Tax Band: C