



Hansart Way, The Ridgeway, Enfield

Let (Marketing)

£1,325 Per month (Available from 3rd May 2025, Unfurnished)





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

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £39,750+

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This property boasts a spacious hallway with brand new laminate flooring, bright and spacious lounge, brand new modern fitted kitchen including a Bosch washing machine, recently refurbished modern bathroom with a bath plus a shower attachment and a double bedroom with brand new laminate flooring plus a range of built in wardrobes. Fully double glazed and electric heating. There is also resident parking.

Hansart Way is a well maintained development and the location is excellent, sitting along the ever-popular Ridgeway, affording access to Gordon Hill B.R Train Station with 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 unfurnished and is available now.

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

Exterior

Communal entrance with stairs leading to first floor. Entryphone system. Communal Gardens to front and rear. Residents' parking.

Hallway

Wooden front door leading to hallway with brand new laminate flooring, entryphone, door to cupboard housing electric meter and fuse box.

Lounge

Laminate flooring, double glazed window to side, electric panel heater, door to storage cupboard.

Kitchen

Brand new. Ceramic tiled flooring, double glazed window to side, range of gloss wooden wall and base units, marble effect worktops, Bosch washing machine, built in Lamona electric oven and hob, single drainer stainless steel sink unit with mixer tap, freestanding New world fridge freezer. Part tiled walls. Door to store cupboard housing hot water cylinder tank, cold water storage tank.

Bedroom

Laminate flooring, double glazed window to side, fitted wardrobes, freestanding electric heater.

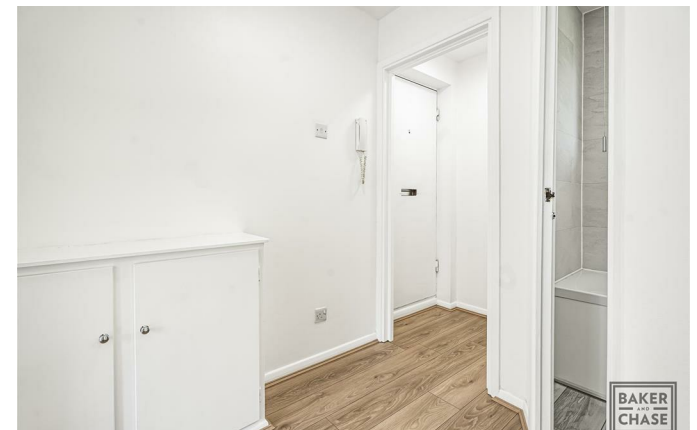
Bathroom

Tiled flooring, fully tiled walls, chrome heated towel rail, wall mounted wash hand basin, wall mounted mirror fronted medicine cabinet, low flush wc, panel enclosed bath with mixer tap and shower attachment, new shower screen, frosted double glazed window to side.

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.





Hansart Way, EN2

CAPTURE DATE: 29/10/2020 LASER SCAN POINTS: 173,351,279

GROSS INTERNAL AREA

39.84 sqm / 428.83 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
39.84 sqm / 428.83 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements, restricted head height
38.13 sqm / 410.43 sqft

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

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



Spec 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.

IPMS 3B RESIDENTIAL 40.36 sqm / 434.43 sqft
IPMS 3C RESIDENTIAL 38.69 sqm / 416.03 sqft

SPK ID: 5F8ea215f5a28c3c346440152

EPC Rating C / Local Authority: Enfield / Council Tax Band: C / Deposit required: £1,528

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