



1d St. Marks Road, Enfield, EN1 1BG

£250,000



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\*\*\*\*Chain Free\*\*\*\* Lanes are delighted to offer this recently REFURBISHED, SHARE OF FREEHOLD one bedroom GROUND FLOOR MAISONETTE with ITS OWN PRIVATE GARDEN AND ALLOCATED PARKING SPACE. Situated in the heart of BUSH HILL PARK, conveniently located close to shops, A10/M25 transport links and Bush Hill Park rail station. Amongst many benefits, some are to include; OWN FRONT DOOR, MODERN KITCHEN AND BATHROOM, uPVC double glazing and gas central heating.



### Hallway

Doors to lounge and bedroom.

### Lounge

19'2" x 11'11" (5.84m x 3.63m)

uPVC double glazed window to front aspect, spotlights to ceiling, radiator, television aerial point, telephone point, doorway to kitchen, door to bathroom.

### Kitchen

9'6" x 6'11" (2.90m x 2.11m)

uPVC double glazed window to front aspect, eye and base level units, integrated electric hob and oven with extractor fan over, space for fridge/freezer, plumbed for washing machine, cupboard housing combination boiler, tiled floor, spotlights to ceiling.

### Bedroom

11'11" x 11'2" (3.63m x 3.40m)

uPVC double glazed window to side aspect, radiator, spotlights to ceiling.

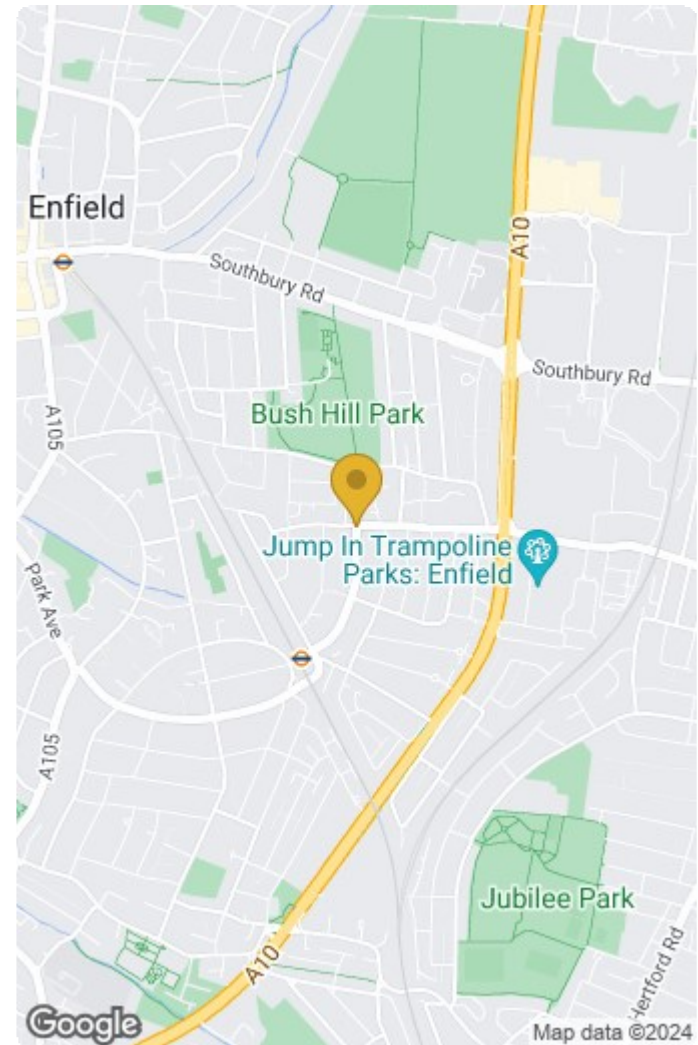
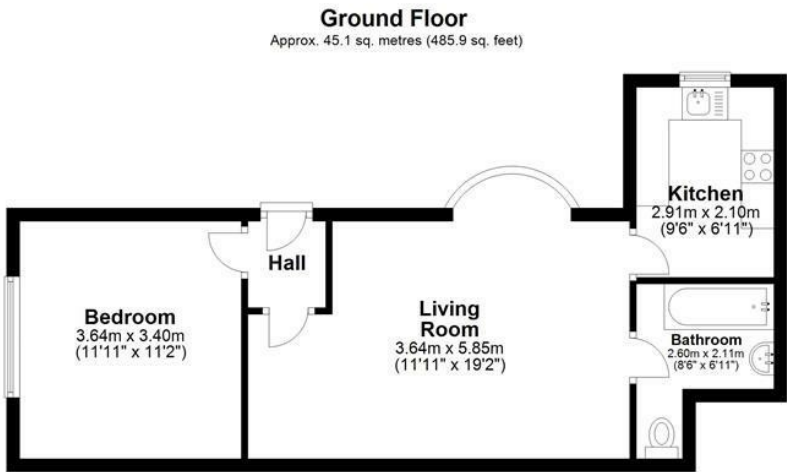
### Bathroom

Tiled walls and floor, panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush WC, heated towel rail, extractor fan.

### Exterior - Rear







Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.  
Plan produced using PlanUp.

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 70      | 76        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC | 71      | 78        |