



St. Georges Road, London

Available

Offers in excess of £599,995 (Leasehold - Share of Freehold)





Baker and Chase are welcome you to St. Georges Road. An Edwardian garden flat, offering two double bedrooms, with a stunning lounge that overlooks the stunning garden.

Baker and Chase are delighted to present, this exceptional, Edwardian garden flat, in the desirable pockets just off of Fox Lane

Benefitting from an equal balance of modern finishing and period features the property is accessed via a private front door. Once inside, all rooms sit off a winding hallway. The main bedroom is front facing, and enjoys the large bay window, with fitted wardrobes and wall mounted lighting compliment the original Edwardian ceiling. After the main bedroom, is the bathroom, which is fully tiled, and offers a shower over the bath. Beyond the bathroom is the second double bedroom, rear facing, so offering plenty of natural light and a view on to the private garden, via the original patio doors. The bedroom currently houses a super king sized bed.

There is a Shaker kitchen, installed in 2023, which is hard wearing, likely to last and look fantastic. The units are complemented beautifully, with Carrara Marble upstands. There is an American style fridge freezer, integrated dishwasher and extractor hood. A separate cupboard contains the Valliant combination boiler which is serviced yearly by British Gas.

The property has Oak flooring throughout.

Externally, the property boasts a generous back garden, which enjoys terrific exposure to the sun. Other features include a composite decking area and a brick built shed with foundations. The property also includes the front garden, which many neighboring properties have converted to an off street parking space.

Tenure: Share of Freehold

Lease Term Remaining: 989 years (approx)

Service Charge: NIL

Ground Rent: NIL

Local Authority: Enfield

Council Tax Band: D

Front Garden

Front garden in demise of property. Option to convert to off street parking

Kitchen/ Living Room

19'9" x 9'10"

Oak flooring. Integrated Shaker kitchen with free-standing American style fridge freezer. Ample cupboard space. Built in Dishwasher and Washing Machine. Neff double oven. Carrara marble splash back.

6 x floor to ceiling windows installed by Express Bifolds. Elevated head height. Wall mounted radiator. Exposed brickwork

Bedroom 1

17'8" x 13'1"

Original bay window to front aspect, radiator, range of fitted wardrobes, extractor/air vent, deep skirting, coving to ceiling.

Bedroom 2

16'5" x 10'9"

Rear facing with original door leading out. x3 wall mounted lights

Bathroom

Fully tiled, Vanity hand basin with mixer tap and two storage drawers under, bath with mixer tap, shower screen and shower over, spotlights, extractor fan and widow to side of building.

Garden

52'5"

Comprised in 3 different sections- decking area, patio area and the landscaped lawn section. Brick built shed with foundations

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or





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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.

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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 825 sq ft – 77 sq m
Brick Shed Area 57 sq ft – 5 sq m
Total Area 882 sq ft – 82 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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: Enfield / Council Tax Band: D

