

ZEST HOUSE

THOMAS
JAMES



Built in 2007 and refurbished in 2024, Zest House is a popular gated block that lies between Bush Hill Park and Winchmore Hill. This spacious two bedroom ground floor apartment has its own patio within the communal garden and an allocated parking space.

Church Street, N9
Asking Price £375,000
Leasehold
Lease: 197 years
Peppercorn Ground Rent
Service charge: £2924.82pa

Recently refurbished
Ground floor apartment
2 double bedrooms
Ensuite to master
28 sqm open plan living area
Allocated parking space
0.8m to Bush Hill Park Station
Enfield Borough Council
CT: Band C
EPC: B

by appointment only
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Located in a quiet cul-de-sac next to Salmons Brook, Zest House is a well-maintained four-storey low-rise block set in gated grounds, with generous amount of communal outdoor space.

The apartment is light and airy, and is in excellent condition throughout with immaculate and stylish décor. It has been totally refurbished to a high standard and has notable decorative features and zoned lighting. The apartment is double glazed and has gas central heating. It has a 197-year lease and peppercorn ground rent.

The hub of the home is the huge 28 sq m open plan main living space which flows seamlessly from the lounge area to the dining zone and on to the kitchen. This has floor to ceiling glazed windows and double doors that frame a lovely view of the gardens and open onto the private patio, creating a continuous indoor/outdoor area that's ideal for relaxing or entertaining.



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The decor is simply stunning. Highlights are the engineered wood floor, a feature wall of wood panelling, and concealed LED lighting. The dining area sits conveniently between the lounge and kitchen zones, and the kitchen is a fabulous prep space with fitted cabinets that wrap around three walls providing ample storage and worktop space and accommodating integrated appliances. All white walls and cabinets perfectly complement the teal blue metro-tiled splashback.

The main bedroom is a serene sage green, with an elegant painted panelled wall and plenty of space for a kingsize bed and bedroom furniture. The shower room has modern large format wall tiles, white sanitaryware and matt black ironmongery. The second double bedroom, painted in a welcoming and warm honey hue, also has a garden view. With a whole wall of bespoke built-in wardrobes, it has a huge amount of storage space. Both bedrooms are carpeted for comfort and feature downlighters and accent lights. The main bathroom is a serene space. All white décor and sanitaryware (a bath with a mixer shower and glass screen, washbasin and WC) are complemented by a wood cabinet and wide shelf beneath the mirror.

The building is gated and has a video entryphone system. The well-maintained outdoor shared space is a generous size and includes large lawns and mature plants.



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Located between Bush Hill and Winchmore Hill, the property has easy access to a wide selection of local independent stores and larger chain stores and is about a mile from all the amenities in Enfield Town centre.

Transport links are good. The overground stations at Bush Hill Park (0.8 miles) and Enfield Town (8-minute by bus) offer fast 30-minute to Liverpool Street. Winchmore Hill train station is also nearby (1.1 miles).

There are plentiful open green spaces and sports clubs in the area including Bury Lodge Park with its lovely rose garden and wetlands within half a mile of the apartment, and Firs Farm Wetlands and Park just a ten minute walk away.



Links

[Location >](#)

[Transport >](#)

[Video >](#)

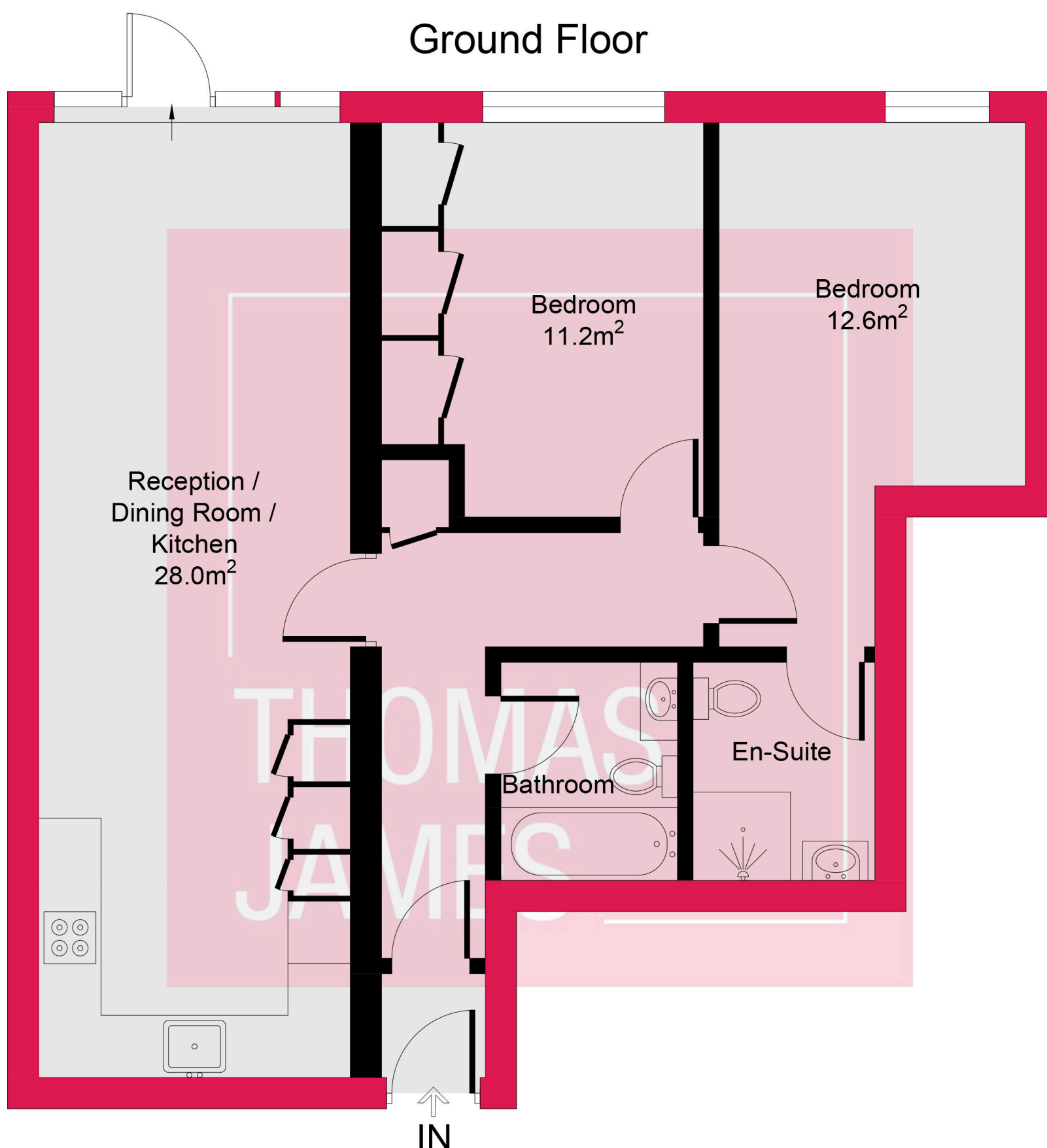
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Church Street, London, N9



Ground Floor



Approximate Gross Internal Area = 72.5 sq m / 780 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1185394)

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