



Garfield, London Road, Enfield, EN2 6HN



welcome to
Garfield, London Road, Enfield

Barnfields are delighted to offer for sale this bright and spacious, chain free first floor maisonette in a most convenient location close Enfield Town Shopping Centre and Overground Station (Liverpool Street Line), bus routes and the greenery of Enfield Town Park.

The property benefits from gas central heating and double glazing and would make an ideal first time buy or buy to let investment.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.
ns to:-

Staircase To First Floor

Dual aspect landing with windows to side and rear, radiator.

Kitchen

11' 7" at widest x 10' 6" at widest (3.53m at widest x 3.20m at widest)

Range of fitted wall and base units and toning worktops incorporating a breakfast bar, sink and drainer, built-in oven with extractor above, space for fridge/freezer and plumbing for washing machine, tiled splashbacks, tiled floor, double glazed window to rear, spotlights.

Hallway

With loft hatch opening to loft storage space and cupboard.

Lounge

19' 4" at widest x 11' 5" at widest (5.89m at widest x 3.48m at widest)

Woodblock flooring, double glazed windows to front, radiator, dado rail, gas fire.

Bedroom One

12' 10" at widest x 11' 5" at widest (3.91m at widest x 3.48m at widest)

Woodblock flooring, radiator, two double glazed windows to front.

Bedroom Two

11' 6" at widest x 10' at widest (3.51m at widest x 3.05m at widest)

Woodblock flooring, built in wardrobes, radiator, dado rail, double glazed windows to rear.

Bathroom

Panelled bath, low level WC, pedestal wash hand basin, double glazed window to rear, radiator, tiled floor.

Communal Garden

Communal garden area surrounds the block.



view this property online barnfields.co.uk/Property/ENF104159





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- Sale by Modern Auction (T&Cs apply)
- Subject to an Undisclosed Reserve Price
- Buyers Fees Apply
- Two Double Bedrooms
- Spacious Lounge

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1957. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£300,000



Please note the marker reflects the postcode not the actual property

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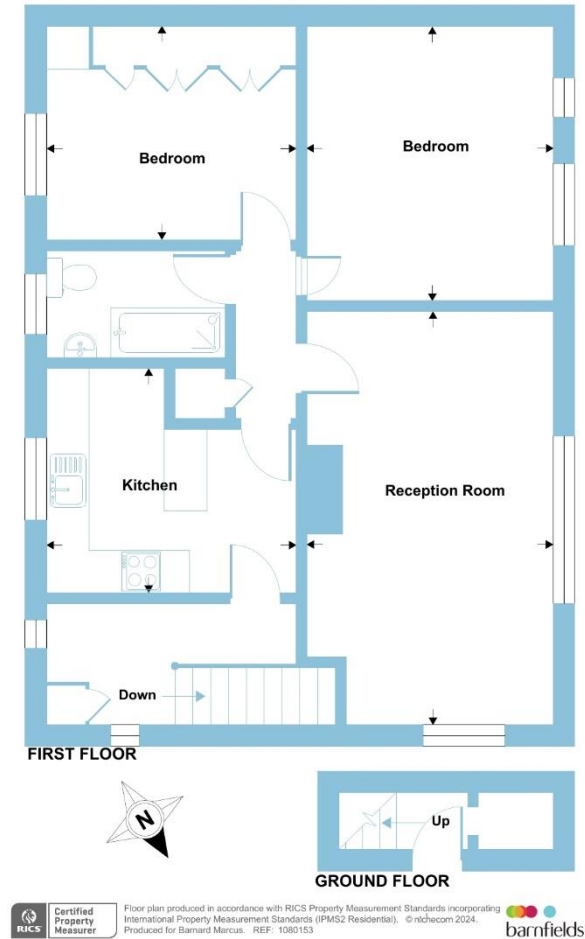
Property Ref:
ENF104159 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Approximate Area = 773 sq ft / 74.2 sq m
identification only - Not to scale



barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



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