



**West Bank, Enfield, EN2 8DU**

**welcome to**

**West Bank, Enfield**

Barnfields are delighted to offer for sale this newly refurbished spacious two bedroom, first floor purpose built apartment situated in a quiet cul-de-sac location, within easy walking distance of Enfield Chase Overground Station and Enfield Town shopping centre.

The property has the benefit of a new kitchen and renovated to a high standard throughout by the current vendor to facilitate a swift chain free purchase. Must be viewed to be appreciated.





### **Communal Hallway**

With entryphone system, stairs to:-

### **First Floor**

#### **Hallway**

New fitted laminate flooring, freshly painted walls and woodwork, built-in cupboard, wall mounted entryphone, electric heater.

#### **Lounge**

16' 11" x 11' 9" at widest ( 5.16m x 3.58m at widest )  
New fitted laminate flooring, freshly painted walls and woodwork, double glazed windows to front, electric heater.

#### **Kitchen**

10' 11" x 6' 10" at widest ( 3.33m x 2.08m at widest )  
Range of newly fitted white gloss wall and base units with toning worktops, stainless steel sink and drainer, plumbing for washing machine and dishwasher, induction hob with extractor above, new built-in oven, new integrated fridge/freezer, tiled splashbacks, double glazed window to rear, fully tiled walls, tiled floor.

#### **Bedroom One**

12' x 11' 2" at widest ( 3.66m x 3.40m at widest )  
New fitted laminate flooring, freshly painted walls and woodwork, double glazed windows to rear, electric heater.

#### **Bedroom Two**

13' 4" x 7' 8" at widest ( 4.06m x 2.34m at widest )  
New fitted laminate flooring, freshly painted walls and woodwork, electric heater.

#### **Bathroom**

White suite of panelled bath with shower over, vanity encased wash hand basin with cupboards under, low level WC, chrome heated towel rail, fully tiled walls and floor, double glazed windows to rear.

#### **Outside**

Parking available on a first come first served basis.



**view this property online** [barnfields.co.uk/Property/ENF104489](https://www.barnfields.co.uk/Property/ENF104489)





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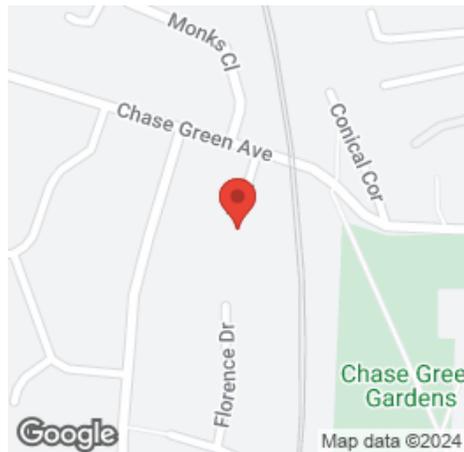
## West Bank, Enfield

- Newly Refurbished To High Standard Throughout
- Close To Station
- Spacious Lounge
- Newly Fitted Kitchen
- Chain Free

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £330,000



Please note the marker reflects the postcode not the actual property

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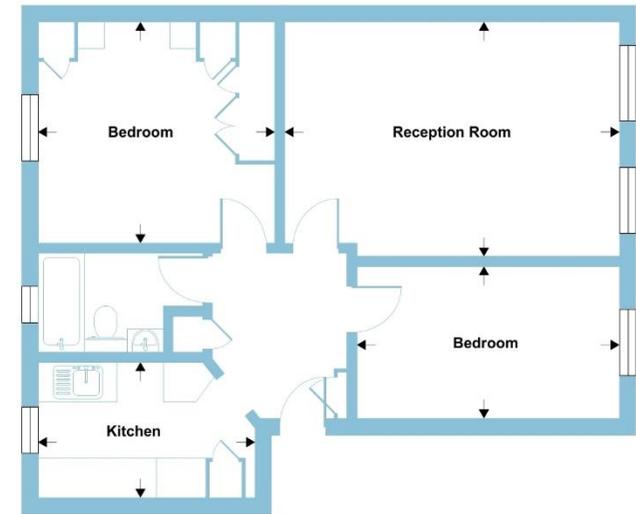
Property Ref:  
ENF104489 - 0005

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West Bank, Enfield, EN2

Approximate Area = 634 sq ft / 58.9 sq m  
For identification only - Not to scale



FIRST FLOOR

 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.  
Produced for Barnard Marcus. REF: 1109343 





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