



Roseneath Walk, Enfield, EN1 2AH



welcome to
Roseneath Walk, Enfield

A particularly spacious, two bedroom ground floor purpose built flat, delightfully located off Chalkwell Park Avenue, which is a quiet cul-de-sac within a short walking distance of Enfield Town multiple shopping centre and both Enfield Chase (Moorgate Line) and Enfield Town (Liverpool Street Line) Rail Stations.

The property requires some modernisation, but offers huge potential and just some of its many pleasing features include:-





Entryphone

To communal hallway.

Spacious Entrance Hall

Fitted carpet, airing cupboard housing lagged copper cylinder hot water tank with immersion heater, electric radiator.

Lounge

15' x 11' 7" (4.57m x 3.53m)
Fitted carpet, two large windows.

Kitchen

11' x 8' 7" (3.35m x 2.62m)
Comprehensively fitted comprising base units with worktops, inset stainless steel sink unit, matching wall cabinets, washing machine, door to utility area.

Bedroom One

12' x 11' 6" (3.66m x 3.51m)
Fitted carpet, range of built-in wardrobe cupboards.

Bedroom Two

12' x 9' 9" max (3.66m x 2.97m max)
Fitted carpet, electric radiator.

Bathroom / WC

Panelled bath with separate electric shower, wash hand basin, low flush WC, radiator.

Outside

Communal lawns to the front of the block with concrete drying space with brick built storage shed to the rear.



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Roseneath Walk, Enfield

- Two Double Bedrooms
- Good Sized Kitchen
- Spacious Lounge
- No Chain
- Double Glazed Windows

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Aug 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104491 - 0004

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Roseneath Walk, EN1

Approximate Area = 682 sq ft / 63.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Barnard Marcus. REF: 1165406



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