



Nutchford, Wellington Road, Enfield, EN1 2PN



welcome to

Nutchford, Wellington Road, Enfield

Spacious and rarely available top floor two bedroom apartment, situated in the heart of the Bush Hill Park Conservation Area, just minutes from local shops, schools, parks and Bush Hill Park Rail Station (Liverpool Street Line) and within a level walk of Enfield Town with its multiple shopping facilities and within easy access of both the A10 and M25.

The accommodation is well presented throughout and is offered on a chain free basis.



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.

Entrance Hall

13' 9" x 7' 3" (4.19m x 2.21m)
Fitted carpet, double radiator, coving to ceiling, airing cupboard housing hot water tank, storage cupboard, door entryphone system.

Lounge

18' 4" x 11' 5" (5.59m x 3.48m)
Fitted carpet, radiator, coving to ceiling, pleasant views to front aspect overlooking tree lined road.

Kitchen

10' 4" max x 7' 3" max (3.15m max x 2.21m max)
Fully fitted in a modern gloss white base and wall cabinets, single bowl stainless steel sink and drainer with tiled splashback, plumbing for washing machine, integrated electric oven and grill with hob and extractor fan over, space for fridge-freezer, ceramic tiled floor, radiator.

Bedroom One

15' max x 11' 5" (4.57m max x 3.48m)
Fitted carpet, double built-in wardrobe cupboard, coving to ceiling, radiator.

Bedroom Two

10' 5" max x 7' 4" (3.17m max x 2.24m)
Fitted carpet, coving to ceiling, radiator with cover over.

Spacious Bathroom

Fitted in a modern white suite comprising low flush WC, vanity basin, heated towel rail, window to side, ceramic tiled floor, fully tiled walls, panelled bath.

Outside

Pleasant communal gardens laid to lawn at front and rear, brick built garage en bloc to rear.



view this property online barnfields.co.uk/Property/ENF104422





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Nutchford, Wellington Road, Enfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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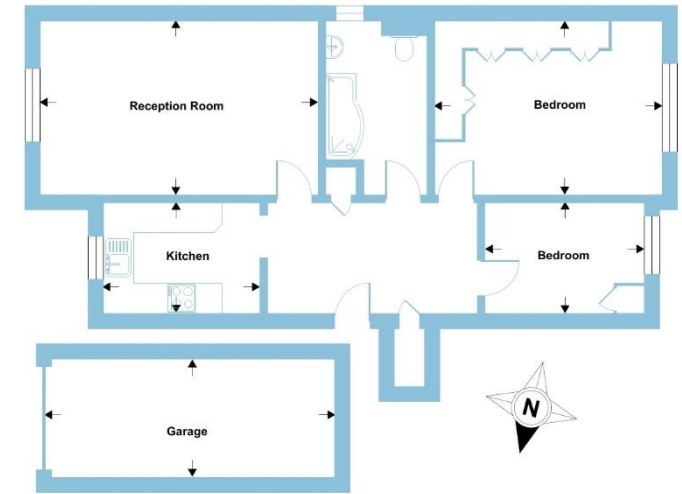
Property Ref:
ENF104422 - 0002

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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Nutchford, 78 Wellington Road, Enfield, EN1

Approximate Area = 760 sq ft / 70.6 sq m
Garage = 146 sq ft / 13.6 sq m
Total = 902 sq ft / 84.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rñchem 2022. Produced for Barnard Marcus. REF: 1152598



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