



St Georges Road, Enfield, EN1 4TY

welcome to
St Georges Road, Enfield

Barnfields are delighted to offer this two-bedroom first floor maisonette with its own private garden. Located in a quiet residential turning close to Forty Hall Country Park and bus routes on Carterhatch Lane, the property benefits from its own front door and a 931 year lease!



Entrance

Private double glazed front door opens to a staircase to...

Lounge

Irregular Shaped Room 14' 2" x 11' 4" (4.32m x 3.45m)
Fitted carpet, double glazed windows to rear, radiator.

Kitchen

Irregular Shaped Room 10' 8" x 7' 6" (3.25m x 2.29m)
Range of fitted wall and base units with toning worktops, stainless steel sink and drainer, plumbing for washing machine, space for cooker and fridge/freezer, double glazed window to rear, tiled splashbacks, vinyl flooring.

Bedroom One

Irregular Shaped Room 12' 5" x 11' 11" (3.78m x 3.63m)
Fitted carpet, radiator, double glazed window to front, built in cupboard/wardrobe.

Bedroom Two

Irregular Shaped Room 9' 4" x 6' 11" (2.84m x 2.11m)
Fitted carpet, radiator, double glazed window to front,

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, vinyl flooring, double glazed window to side.

Outside

Garden

Own section of rear garden via a pathway from the front door, lawn and hard standing.



view this property online barnfields.co.uk/Property/ENF103663



welcome to

St Georges Road, Enfield

- Two Bedrooms
- First Floor
- Own Private Section Of Rear Garden
- 900+ Year Lease
- Ideal Buy To Let

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



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Property Ref:
ENF104663 - 0003

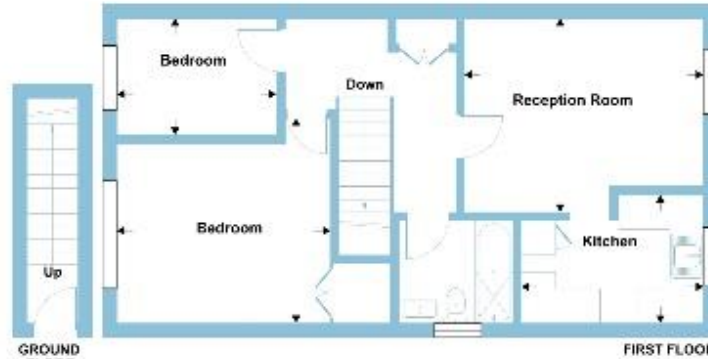
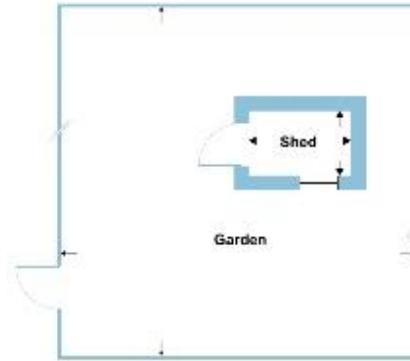
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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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St. Georges Road, Enfield, EN1

Approximate Area = 852 sq ft / 80.5 sq m
 Shed = 23 sq ft / 2.1 sq m
 Total = 875 sq ft / 82.6 sq m
 For Measurement only - not to scale



Approved by the National Trading Standards Authority
 This plan is produced in accordance with the RICS Property Measurement Standards incorporating the 2018 Global Best Practice and the 2018 Global Best Practice. Produced for Barnfields Ref: 100378



Please note the marker reflects the postcode not the actual property



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