



Baker Street, Enfield, EN1 3JS

welcome to

Baker Street, Enfield

Barnfields are delighted to offer for sale this bright and spacious two bedroom first floor maisonette within level walking distance of Enfield Town shopping centre, local shopping parades on Baker Street and Enfield Town Overground Station (Liverpool Street Line).

The property benefits from a south facing roof terrace, garage, off-street parking and a Share Of The Freehold.



Private Front Door

Opens To:-

Entrance Lobby

Fitted carpet, radiator, easy rising staircase to landing, access to loft.

Lounge

16' 8" x 12' 7" (5.08m x 3.84m)

Double glazed windows to rear, fitted carpet, radiator.

Kitchen

10' 8" x 9' 9" (3.25m x 2.97m)

Fitted with base units, double drainer, stainless steel sink unit, matching wall cabinets, plumbing for washing machine, radiator, vinyl floor, double built-in storage cupboard, double cupboard housing combination gas central heating boiler, dual aspect double glazed windows, radiator.

Bedroom One

15' 1" x 9' (4.60m x 2.74m)

Double glazed windows to front, fitted carpet, radiator.

Bedroom Two

12' 6" x 11' 8" (3.81m x 3.56m)

Double glazed window to front, fitted carpet, radiator.

Bathroom

Double glazed windows to side, Panelled bath, pedestal wash hand basin, low flush WC radiator, fully tiled walls.

Terrace

Accessed via the landing by a double glazed door is a sunny South facing terrace.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



view this property online barnfields.co.uk/Property/ENF105493







welcome to

Baker Street, Enfield

- Two Bedroom First Floor Maisonette
- Spacious Lounge & Kitchen
- South Facing Terrace
- Off-Street Parking Space & Garage
- Own Front Door

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

£400,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ENF105493 - 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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Baker Street, Enfield, EN1

Approximate Area = 749 sq ft / 69.5 sq m

Garage = 145 sq ft / 13.5 sq m

Total = 894 sq ft / 83 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rncocom 2025. Produced for Barnard Marcus. REF: 1373685



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