



Baker Street, Enfield

£390,000

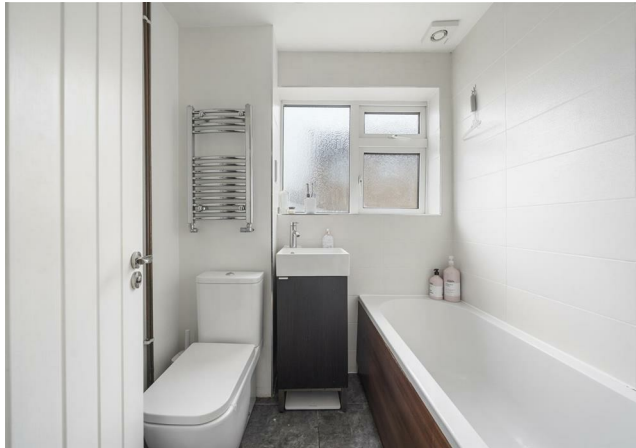
Havilands

the advantage of experience



- Two Bedroom Maisonette
- First Floor
- Leasehold - Approx 940 Years Remaining
- Private Garden
- Garage
- Walking Distance to Enfield Town Overground & Enfield Chase Mainline Stations
- Ease of Access to A10 & A406
- Ideal for First Time Buyers
- Walking Distance to Local Shops on Chase Side & Enfield Town Centre
- Catchment of St. Andrew's & St. George's Primary Schools

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)



NO STAMP DUTY FOR FIRST TIME BUYERS

Havilands are pleased to offer For Sale this TWO BEDROOM, FIRST FLOOR MAISONETTE on Baker Street, EN1. Located on the edge of Enfield Town, this ideal starter home is comprised of two double bedrooms, lounge, kitchen and family bathroom. The property also benefits from a private garden and garage. Within walking distance are both Enfield Town Overground and Enfield Chase Mainline stations, both providing direct rail links to central London (Liverpool St & Moorgate approx 30 mins respectively). Additionally the house falls within the catchment area of sought after local schools including St. Andrew's & St. George's Primary Schools as well as being close to Enfield Grammar.

Within easy reach are a number of shops and amenities along Chase Side, as well as a plethora of shopping and leisure outlets in Enfield town centre as well as Sainsburys Local and Tesco supermarkets both nearby. There is ease of access to both the A10 & A406 as well as being within close proximity to public transport stops with routes covering the wider Borough.

The demise also includes the loft space, affording the potential to extend (STPP). To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Leasehold

Lease Remaining: 940 years

Ground Rent: £20/annum

Service Charge: £0

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC: Current 70(C); Potential 76(C)

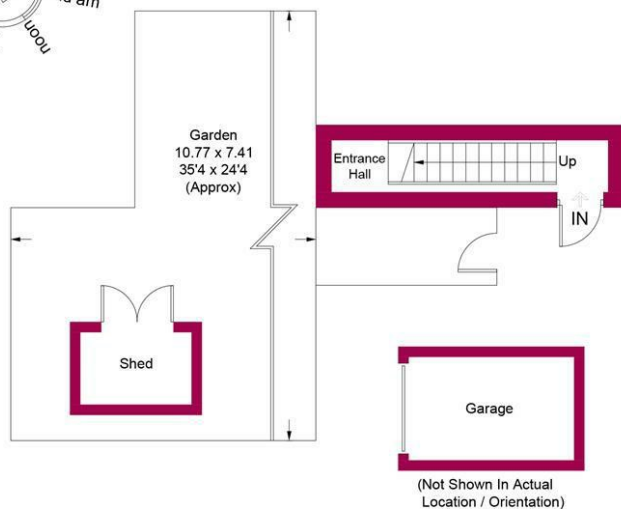
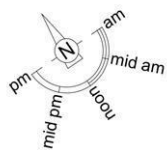
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Approximate Gross Internal Area = 872 sq ft / 81 sq m

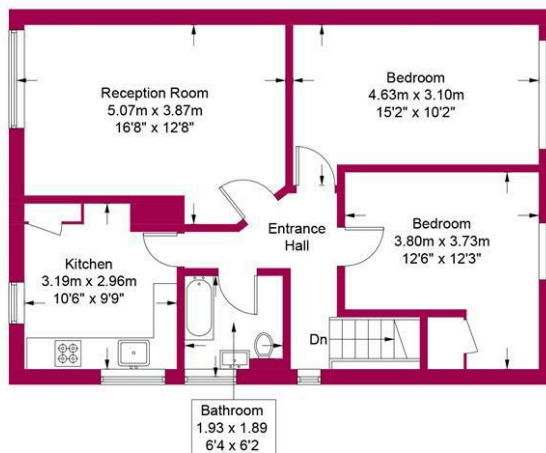
Baker street, EN1

Shed = 33 sq ft / 3.1 sq m

Garage = 69 sq ft / 6.4 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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