



Baker Street, Enfield, EN1 3LD

welcome to
Baker Street, Enfield

Rarely available two bedroom ground floor garden conversion, forming part of this grand semi-detached Victorian residence situated in a popular location, just minutes from local shops, schools, pubs, restaurants and parks and within easy access of both Hillyfields Country Park, Enfield Town with its multiple shopping facilities, rail station (Weaver Line), the M25 and Gordon Hill Rail Station (Moorgate Line).

The property has been modernised and has many pleasing features.



Entrance Hall

Wood effect floor, coving to ceiling, double radiator.

Lounge

17' 4" max x 13' 3" (5.28m max x 4.04m)

Wood effect floor, coving to ceiling, two radiators, open to kitchen.

Kitchen

12' x 10' 1" (3.66m x 3.07m)

Fitted in a range of matching wood effect base and wall cupboards with single bowl stainless steel sink and drainer, inset to contrasting worksurface with tiled splashback, plumbing for washing machine, integrated electric oven and grill, gas hob, concealed extractor fan over, integrated fridge-freezer and dishwasher, ceramic tiled floor, coving to ceiling, double glazed casement door to garden, sunken spotlights to ceiling.

Bedroom One

12' 4" x 10' max (3.76m x 3.05m max)

Wood floor, double radiator, coving to ceiling.

En-Suite Shower Room

Fully tiled walls, extractor fan, glass shower cubicle, low flush WC, pedestal basin, heated towel rail.

Bedroom Two

8' 6" x 6' 9" (2.59m x 2.06m)

Wood floor, double radiator, coving to ceiling.

Bathroom

Comprises low flush WC, pedestal basin, panelled bath with mixer tap and shower attachment, heated towel rail, fully tiled walls and floor, extractor fan, spotlights to ceiling.

Outside

Front Garden

Tarmac off-street parking for one space per property.

Rear Garden

Approximately 50' west facing rear garden, paved patio, lawn, garden box.



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- Approximately 50' South Facing Rear Garden
- Over 100 Year Lease
- Large Lounge
- Modern Fitted Kitchen
- Off-Street Parking

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note
the marker
reflects the
postcode not
the actual
property



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Property Ref:
ENF102697 - 0002

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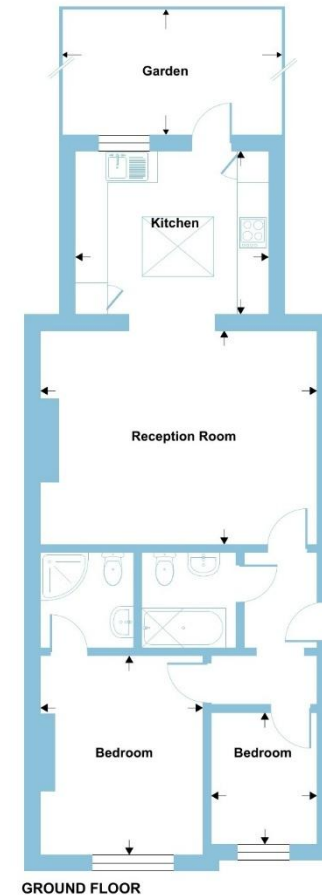
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Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichemcom 2026. Produced for Barnard Marcus. REF: 1495877

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