



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.





Entrance Hall

13' 9" x 7' 3" max (4.19m x 2.21m max)
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" x 7' 3" (3.15m x 2.21m)
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.



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Nutchford, Wellington Road, Enfield

- Two Double Bedrooms
- Own Garage
- Extended Lease On Completion
- Large Lounge
- Conservation Area

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 2280.00

Ground Rent: 30.00

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.

£350,000



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Property Ref:
ENF105686 - 0002

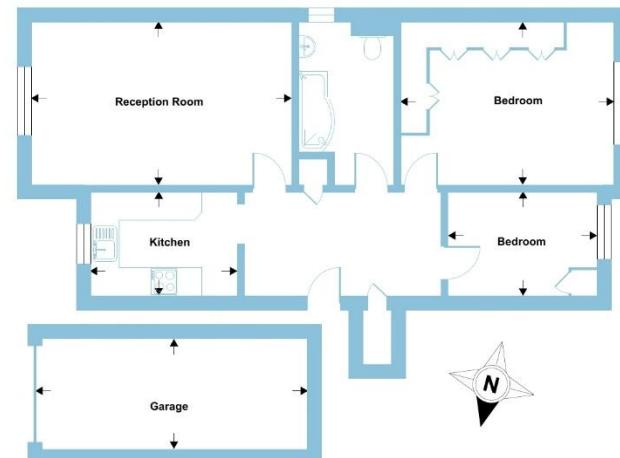
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Please note the marker reflects the postcode not the actual property

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



RICS



Certified
Property
Measurer

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



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