



## **Hansart Way, The Ridgeway, Enfield**

Available

£240,000 (Leasehold)





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**Baker and Chase are delighted to offer this lovely newly painted first floor, one bedroom purpose built flat on The Ridgeway, Enfield, EN2, which offers access to Gordon Hill B.R Station (610 yards), serving Moorgate via Finsbury Park (Piccadilly Line) in around 30 minutes. Only 0.8 miles away from Enfield Chase Train Station. Available now!**

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Located in the area of The Ridgeway, Enfield, this purpose-built flat on Hansart Way offers a perfect blend of modern living and convenience. This one-bedroom property is ideal for individuals or couples seeking a comfortable home.

Upon entering, you are welcomed into a bright and spacious lounge, providing an inviting space for relaxation and entertainment. The recently refurbished bathroom features contemporary fittings, including a bath with a shower attachment, ensuring both style and functionality. The double bedroom boasts brand new laminate flooring and fitted wardrobes, offering ample storage.

The main feature is the brand new modern fitted kitchen, which comes complete with white goods, making it ready for immediate use. This well-designed space is perfect for those who enjoy cooking and entertaining.

This flat is conveniently situated just 0.3 miles from Gordon Hill B.R. Train Station, providing excellent transport links for commuters. This flat is also just 15 minutes away from an abundance of restaurants like Anahita Persian Grill and La Vida Cafe and Bistro. Additionally, residents benefit from parking facilities, adding to the convenience of this property.

Tenure: Leasehold

Lease Term: Started in 2019 with a lease of 99 years.

Term Remaining: 92 years remaining

Service Charge: £1,440 a year

Ground Rent: £300 a year

Local Authority: London Borough of Enfield

Council Tax Band: C

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## Exterior

Communal entrance with stairs leading to first floor. Entryphone system. Communal Gardens to front and rear. Residents' parking.

## Hallway

Wooden front door leading to hallway with brand new laminate flooring, entryphone, door to cupboard housing electric meter and fuse box.

## Lounge

Laminate flooring, double glazed window to side, electric panel heater, door to storage cupboard.

## Kitchen

Brand new. Ceramic tiled flooring, double glazed window to side, range of gloss wooden wall and base units, marble effect worktops, Bosch washing machine, built in Lamona electric oven and hob, single drainer stainless steel sink unit with mixer tap, freestanding New world fridge freezer. Part tiled walls. Door to store cupboard housing hot water cylinder tank, cold water storage tank.

## Bedroom

Laminate flooring, double glazed window to side, fitted wardrobes, freestanding electric heater.

## Bathroom

Tiled flooring, fully tiled walls, chrome heated towel rail, wall mounted wash hand basin, wall mounted mirror fronted medicine cabinet, low flush wc, panel enclosed bath with mixer tap and shower attachment, new shower screen, frosted double glazed window to side.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property





**BAKER**  
AND  
**CHASE**



particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

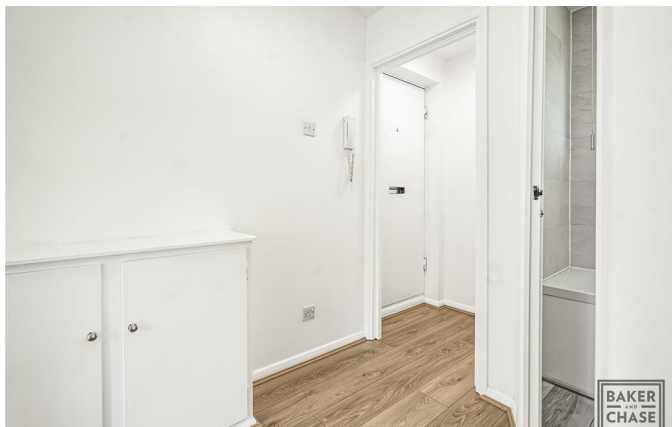
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.



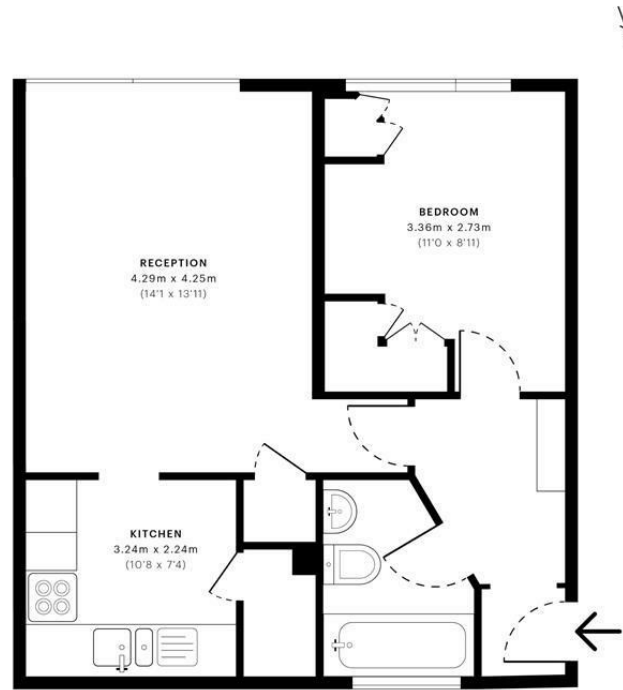


Hansart Way, EN2

CAPTURE DATE: 29/10/2020 LASER SCAN POINTS: 173,351,270

GROSS INTERNAL AREA

39.84 sqm / 428.83 sqft



— Ground Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
39.84 sqm / 428.83 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes balconies, restricted head height  
38.13 sqm / 410.43 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spic® Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area 38 residential: 40.26 sqm / 434.43 sqft  
area 38 residential: 38.65 sqm / 418.03 sqft  
area id: 9f8a213f5a28c1346420152

EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: C

161 Chase Side, Enfield EN2 0PW  
Tel: 020 3637 1100  
Email: [info@bakerandchase.co.uk](mailto:info@bakerandchase.co.uk)  
[www.bakerandchase.co.uk](http://www.bakerandchase.co.uk)

