



London Road, Enfield

Available

Offers over £300,000 (Leasehold)





A stylish two-bedroom top-floor apartment offering modern living, allocated parking and excellent access to Enfield Town's transport, shopping and leisure amenities.

Situated on London Road in Enfield, this modern two-bedroom apartment offers a superb combination of contemporary living and everyday convenience. Built in 2014 and presented in excellent condition throughout, the property is an ideal choice for first-time buyers, investors or those seeking a well-connected London home.

The spacious open-plan kitchen and living area provides a welcoming setting for both relaxing and entertaining, while two well-proportioned double bedrooms offer comfortable accommodation. The principal bedroom benefits from an en-suite bathroom, complemented by a separate second bathroom.

Positioned on the top floor, the apartment enjoys pleasant views across the surrounding area, while an allocated parking space is an excellent addition in this popular location. The property is also offered chain-free.

Location is a real highlight, with Enfield Town Station approximately 0.3 miles away, providing convenient transport links. Enfield Town also offers a wide range of amenities, including Palace Gardens Shopping Centre, Palace Exchange, Waitrose and M&S, alongside a variety of independent shops, cafés and restaurants.

For those who enjoy an active lifestyle, Nuffield Health Enfield Fitness & Wellbeing Gym is close by, offering a swimming pool, fitness classes, sauna, steam room and extensive gym facilities.

Combining modern accommodation, allocated parking and excellent local amenities with convenient transport links, this is an attractive opportunity in a popular Enfield location.

Tenure: Leasehold

Lease Term: Started in 2014 with a lease of 125 years.

Term Remaining: 113 years remaining

Service Charge: £1,800 a year

Ground Rent: £250 a year

Local Authority: London Borough of Enfield

Council Tax: D

Exterior

Inner Hallway

Laminate wood flooring, radiator, spotlights to ceiling, storage cupboard, doors to all rooms.

Lounge/Kitchen (Open-Plan)

Laminate wood flooring, spotlights to ceiling, radiator, breakfast bar with stools under, uPVC double glazed windows to front aspect, frosted uPVC double glazed windows to rear aspect, eye and base level units, inset sink with meter tap, integrated fridge/freezer, fitted electric oven, fitted electric hob with extractor over, integrated dishwasher, integrated washing machine.

Bedroom One

Laminate wood flooring, spotlights to ceiling, radiator, uPVC double glazed windows to rear aspect, door to en-suite.

En-Suite

Laminate wood flooring, spotlights to ceiling, extractor fan, frosted uPVC double glazed window to side aspect, low level WC, heated towel rail, mains fed shower, fluted wall bath.

Bedroom Two

Laminate wood flooring, spotlights to ceiling, radiator, uPVC double glazed window to front aspect.

Shower Room

Laminate wood flooring, frosted uPVC double glazed window to side aspect, spotlights to ceiling, heated towel rail, walk-in shower cubicle with mains fed shower, sink with mixer tap, low level WC.

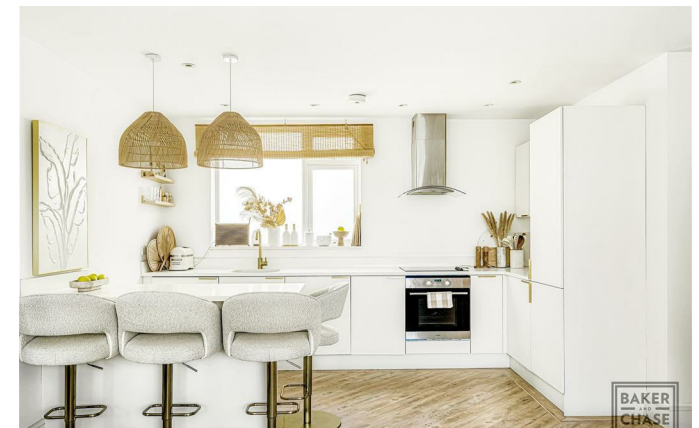
Outside Storage Cupboard

Housing: boiler, fuse box and gas meter.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.







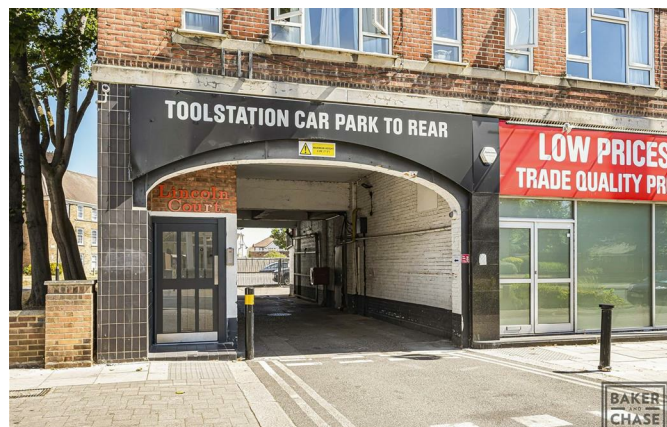
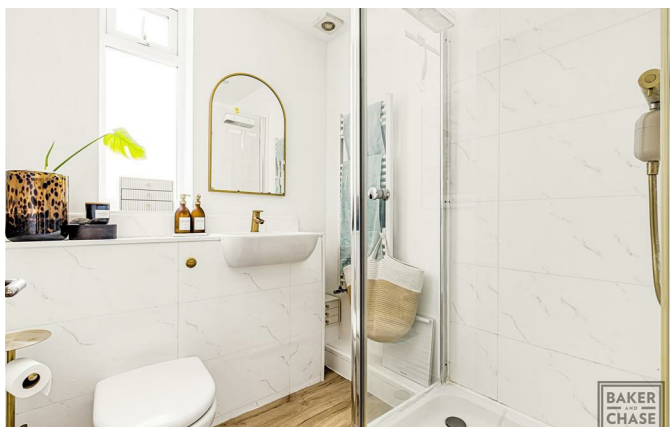
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

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

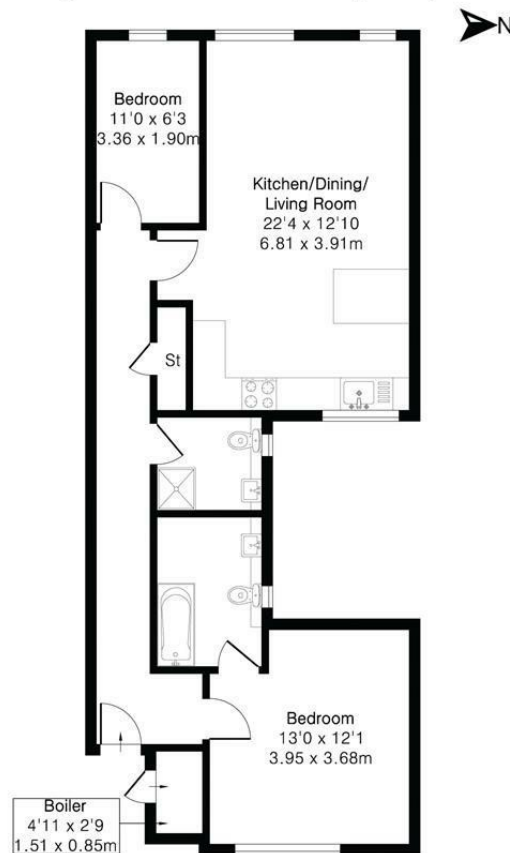
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



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Approximate Gross Internal Area 777 sq ft - 72 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

