

Harston Drive, Enfield

Available

£250,000 (Leasehold)

BAKER AND CHASE



A well-presented two-bedroom ground floor apartment in a well-connected Enfield location.

Ideally positioned for local amenities, green spaces and excellent transport links, this apartment offers well-arranged accommodation in Enfield.

Situated on Harston Drive, Enfield, this purpose-built ground floor apartment offers approximately 587 sq ft of well-arranged accommodation. The property comprises two bedrooms, two modern bathrooms and a spacious reception room, making it an excellent choice for first-time buyers, couples or small families. Presented in excellent condition, the flat benefits from naturally bright living spaces and a practical layout, ready for its next owners to move straight in.

The property is ideally placed for a range of local amenities, including Tesco Express, The Body Factory Gym, Crave & Replenish café, The Corner Kitchen and The Greyhound pub. Nearby schools include Prince of Wales Primary School, Oasis Academy Enfield and Chesterfield Primary School, while local green spaces include Enfield Island Village Open Space and Prince of Wales Open Space.

For commuters, Enfield Lock railway station is approximately 0.6 miles away, Brimsdown railway station is around 1 mile away, and nearby bus stops are approximately 0.1 miles away. The property also offers access to the A10 and M25, providing road connections to surrounding areas and beyond.

Offering well-proportioned accommodation, two bathrooms and a convenient location close to everyday amenities, this apartment presents an excellent opportunity for buyers seeking a well-maintained home in Enfield.

Tenure: Leasehold
Lease Term: Started in 1997 with a lease of 189 years.
Term Remaining: 160 years remaining
Service Charge: £2,540
Ground Rent: £250
Local Authority: London Borough of Enfield
Council Tax: D

Communal entrance

Hallway
Wooden floor, power points, entry phone system, doors to remaining rooms:

Lounge
14'4" x 14'0"
x2 Double glazed windows to rear aspect, wood floor, heater, power points, door to:

Kitchen
8'7" x 7'10"
Matching range of wall and base units with roll top work surfaces, 1 1/2 stainless steel sink and drainer, 4-ring electric hob, electric oven, washing machine, double glazed window, power points

Bedroom 1
10'10" x 10'5"
Double glazed window, power points, heater, door to:

En-suite
low flush w/c, hand basin, built in shower cubicle, extractor fan, shaver power point, tiled

Bedroom 2
10'5" x 10'9"
Double glazed window, heater, power points

Bathroom
Panel bath with mixer tap and shower attachment, hand basin, low flush w/c, tiled floor, part tiled walls, heated towel rail

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








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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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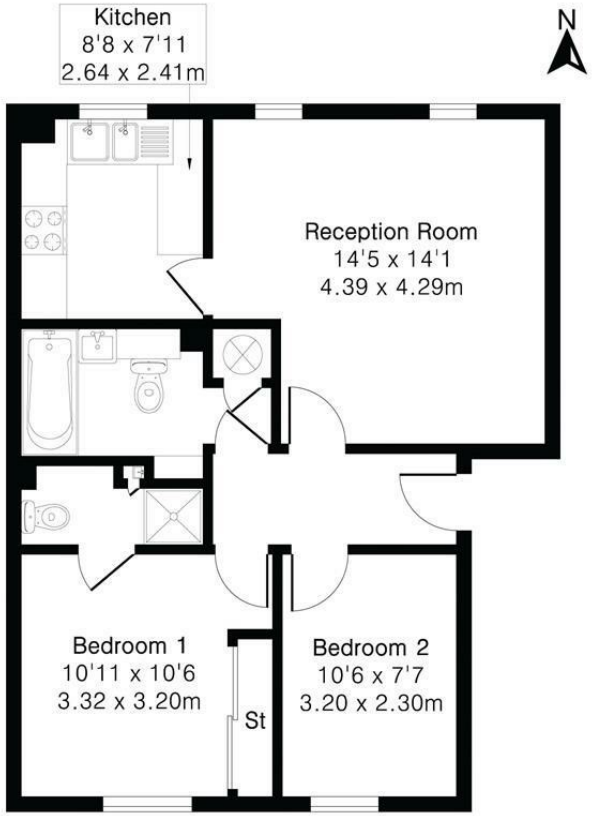
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Approximate Gross Internal Area 608 sq ft - 56 sq m



Ground Floor

PINKPLAN

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.

BAKER AND CHASE

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

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