



BAKER
AND

St. Marks Road, Bush Hill Park ,EN1

Under Offer (SSTC)

£350,000 (Leasehold)

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CHASE



A spacious split-level three-bedroom flat with open-plan living, additional study and excellent transport links, offered chain free.

Located on a residential road in Enfield, this well-proportioned split-level three-bedroom flat is arranged over the first and second floors and offers flexible accommodation, ideal for families, professionals or investors. The property is offered chain free, benefits from a new 999-year lease granted upon completion, and is within walking distance of Bush Hill Park station.

Accessed via its own front door, stairs lead to the first-floor landing providing access to all bedrooms, the bathroom, separate WC and a useful study room. All three bedrooms are well sized and benefit from fitted wardrobes and storage, all with original feature fireplaces, along with character details such as coving. The additional study provides valuable space for home working or hobbies.

The bathroom is fitted with a white suite and is complemented by a separate WC. Storage cupboards are positioned throughout the first floor, adding to the functionality of the layout.

Stairs lead to the second floor where the open-plan kitchen and lounge creates a bright and versatile living space. The kitchen is fitted with base units, integrated cooking appliances and space for further white goods, while the living area benefits from windows to both front and rear aspects, loft access and under-eaves storage.

Further benefits include double glazing, gas central heating via a combination boiler and a telephone entry system.

St Marks Road is conveniently located for local shops, amenities and green spaces, with Bush Hill Park station providing direct links into central London. The property's generous layout, split-level design and additional study make it an attractive option for a range of buyers. For investors, the property offers a prospective rental value of approximately £2,000 per calendar month.

Tenure: Leasehold

Lease Term Remaining: A new 999-year lease to be granted upon completion

Service Charge: £2,400

Ground Rent: NIL

Local Authority: Enfield

Council Tax Band: C

Front Door

Stairs to first floor landing.

First Floor Landing

Doors to all bedrooms, door to bathroom, door to WC, door to study, further storage cupboard, cupboard housing: fuse box and electric meter, telephone entry system, radiator, stairs to kitchen /lounge (open-plan), carpet.

Bedroom 1

Coving to ceiling, uPVC double glazed window to front aspect, fitted wardrobe, fitted storage, feature fireplace, radiator, carpet.

Bedroom 2

Coving to ceiling, uPVC double glazed window to rear aspect, fitted wardrobe, fitted storage, radiator, carpet.

Bedroom 3

Coving to ceiling, uPVC double glazed window to rear aspect, fitted wardrobe, feature fire place, cupboard housing 'Ideal' combination boiler, radiator, carpet.

Bathroom

Frosted uPVC double glazed window to rear aspect, pedestal wash hand basin, bath with mixer tap and shower attachment, heated towel rail, extractor fan, tiled walls, vinyl flooring.

WC

Frosted uPVC double glazed window to side aspect, low level WC, vinyl flooring.

Study Room

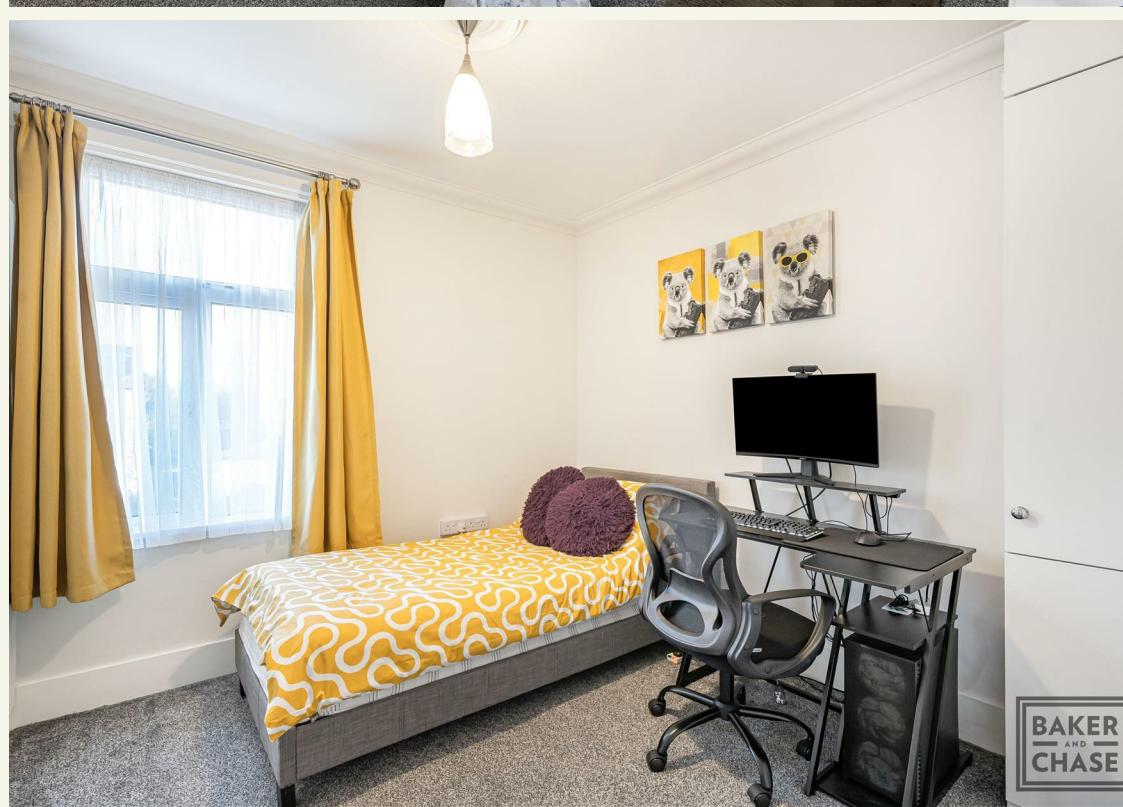
Coving to ceiling, uPVC double glazed window to front aspect, radiator, carpet.

Second Floor - Kitchen/Lounge

Spotlights to ceiling, loft access, uPVC double glazed window to front aspect, window to rear aspect, 3x under eaves storage, base level units, stainless steel sink with mixer tap, fitted electric oven, fitted gas hob with extractor over, space for dryer, space for fridge/freezer, radiator, part tiled walls, part carpet, part vinyl flooring.

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.

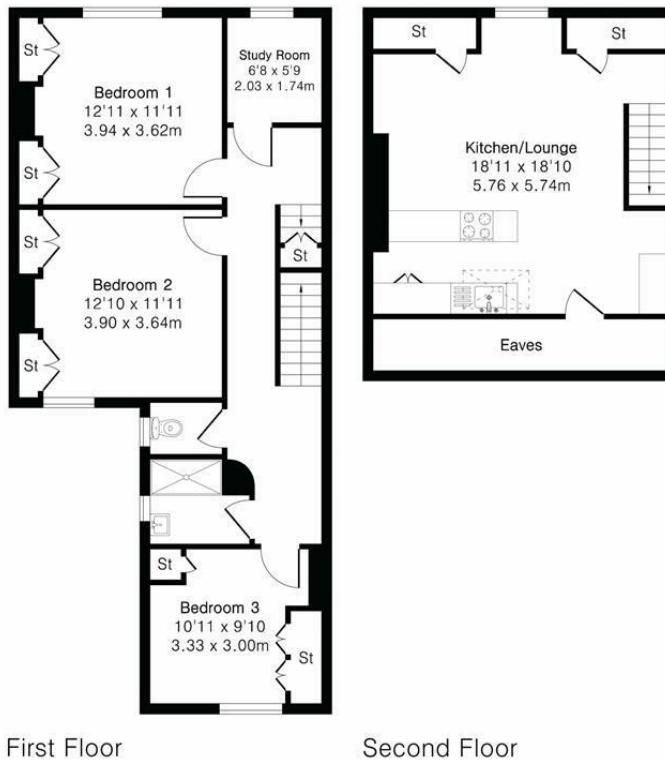
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Approximate Gross Internal Area 1034 sq ft - 96 sq m

First Floor Area 678 sq ft - 63 sq m

Second Floor Area 356 sq ft - 33 sq m



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: C



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