



BYCULLAH ROAD, EN2 8EG



£285,000 Leasehold

- SPACIOUS THIRD FLOOR APARTMENT
- RECEPTION ROOM WITH DINING AREA
- STYLISH SHOWER ROOM
- ALLOCATED PARKING SPACE
- EAVED STORAGE AREA
- DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- LIFT TO ALL FLOORS
- GOOD DECORATIVE CONDITION
- CLOSE TO ENFIELD CHASE TRAIN STATION

Property Details

Placed on Bycullah Road in Enfield, EN2 this charming third-floor flat offers a delightful blend of comfort and convenience. Built in 1990, the property spans an impressive 693 square feet and is accessed via a secure entryphone system, with both stairs and a lift available for ease of access.

Upon entering, you are welcomed by your own front door leading into a spacious hallway. The heart of the home is a generous reception room, which features a dining area and dual aspect windows that fill the space with natural light while providing far-reaching easterly views. This inviting area is perfect for both relaxation and entertaining.

The flat boasts a larger than average double bedroom, also with dual aspect windows that enhance the airy feel and offer lovely views and access to the eaved staroge area. The stylish shower room is modern and well-appointed, while the fitted kitchen is designed for practicality and ease of use.

Additionally, the property includes an allocated parking space at the rear, a valuable asset in this bustling area. Enfield Chase train station is just a short stroll away, making commuting a breeze. Furthermore, you will find a variety of shops, restaurants, and cafes along Windmill Hill, with the vibrant Enfield Town just a little further afield.

This flat is an ideal choice for those seeking a comfortable home in a well-connected location, combining modern living with the charm of the local community.



Approximate Gross Internal Area 693 sq ft - 64 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

