



Manor Road, Enfield

£1,500 Per month





**Lovely 1 bedroom ground floor converted flat. Direct access to own south facing rear garden plus residents on street permit parking is available.
Available 22nd August 2026.**

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £45,000+pa +.

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Baker and Chase are delighted to present this lovely 1 bedroom ground floor converted flat, with a modern fitted kitchen/diner giving direct access to its own south facing rear garden.

The accommodation consists of a living room with a bay window, a spacious fully fitted kitchen/diner with a full range of appliances, including a fridge freezer, washing machine and integrated dishwasher. There is a spacious bedroom and bathroom. This property is also fully double glazed and has gas central heating with a Worcester Combi boiler.

On street residents permit parking is available and the property is conveniently situated to provide access to Enfield Town Shopping Centre, Chase Side and Windmill Hill, which ensures a wide range of shops, restaurants and public transport links including nearby overground services from Enfield Chase (0.5 miles away), Enfield Town (0.6 miles away), and Gordon Hill (0.5 miles away) Train stations which provide direct trips into central London in about 30 minutes.

The property is currently unfurnished and is available 22nd August 2026.

For further details or to arrange your viewing, please contact our office.

Exterior

Part glazed wooden communal front door leading to shared hallway with fitted carpet.

Entrance Hallway

Wooden front door leading directly into

Lounge

Laminate flooring, dado rail, ceiling coving, double glazed bay window to front, double radiator, wall mounted central heating thermostat.

Optional furniture - 2 brown leather 2 seater sofas

Kitchen/Diner

Laminate flooring, double radiator, double glazed window to rear, double glazed sliding patio doors to rear garden, range of wooden wall and base units, work tops, subway style tiled splash backs, Hotpoint fridge freezer, Zanussi built in electric hob, extractor hood over, Electrolux built in electric oven, integrated dishwasher, single drainer stainless steel sink unit with mixer tap, door to storage cupboard housing new Hoover washing machine, wall mounted Worcester combi boiler with BG cover, door to under stairs storage cupboard housing electric meter and fuse box, archway to

Optional furniture - Dining table and 4 chairs.

Inner hallway

Laminate flooring, single radiator, ceiling coving, dado rail.

Bathroom

Laminate flooring, ceiling coving, frosted double glazed window to rear, extractor fan, chrome heated towel rail, pedestal wash hand basin, mirror above, low flush WC, mirror medicine cabinet, panel enclosed bath with shower and curtain rail.

Bedroom

Fitted carpet, double glazed window to front, double radiator.

Optional furniture - freestanding wardrobe.

Rear garden

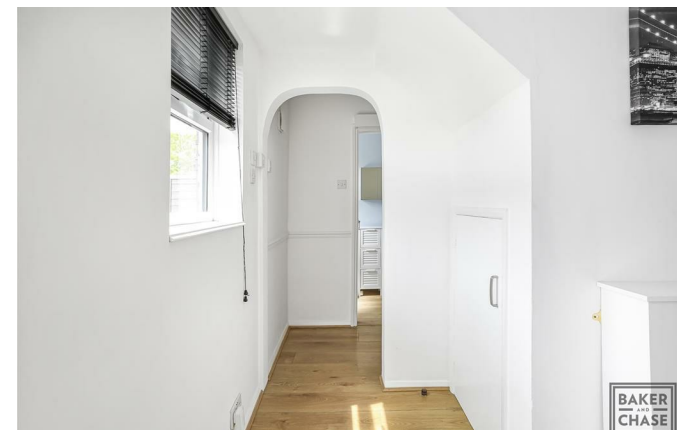
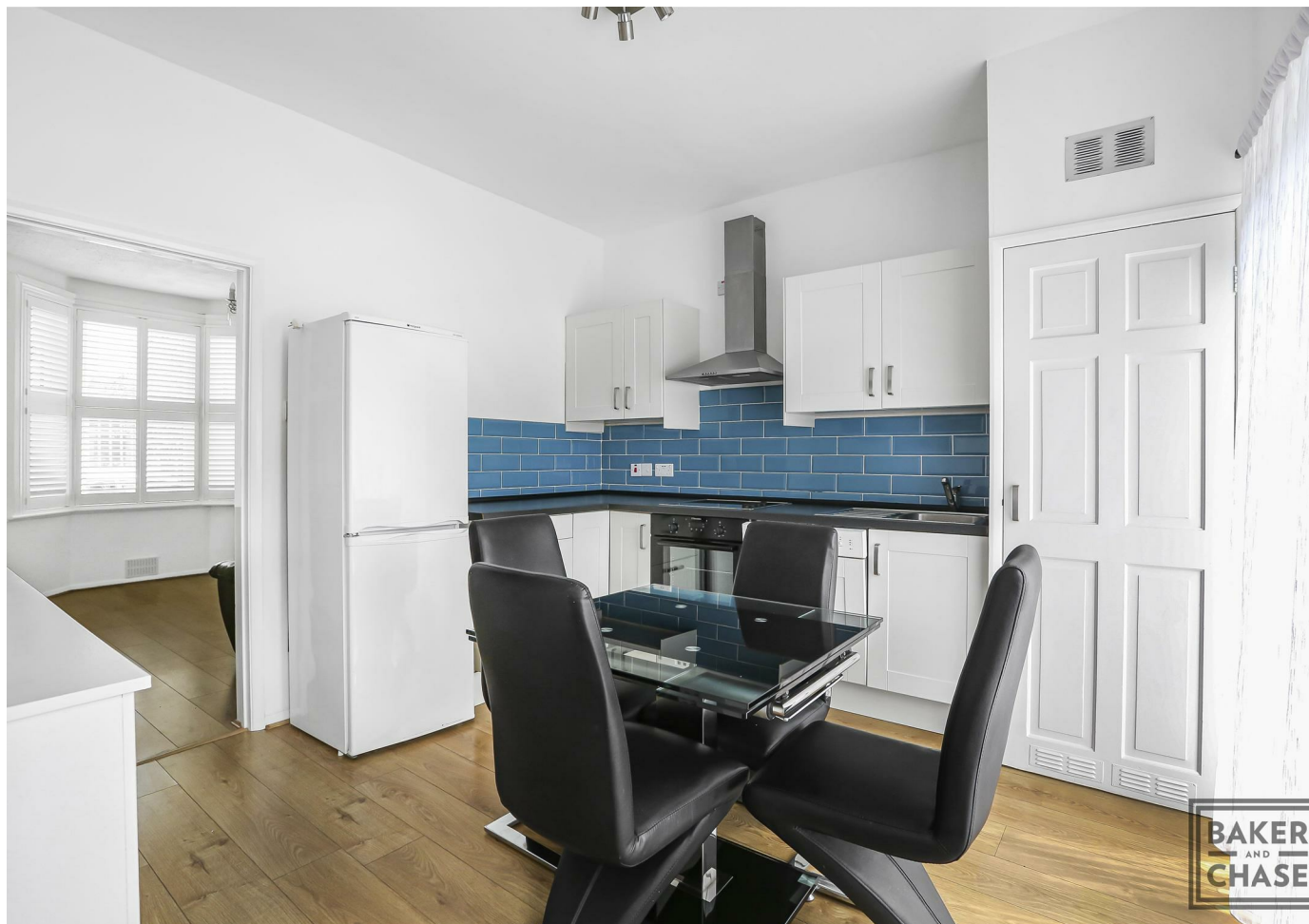
Own south facing rear garden, decking, outside lighting and water tap, lawn, flower and shrub borders, wooden shed with various garden tools.

Disclaimer

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

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.

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.

Anti-Money Laundering Regulations & Right to Rent: 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.

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 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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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.



Approximate Gross Internal Area 442 sq ft – 41 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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 C / Local Authority: Enfield / Council Tax Band: C