



## First Avenue, Enfield

Available

£380,000 (Leasehold)





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## **Two-bedroom ground floor conversion flat with private rear garden and within distance of local amenities.**

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\*\*\*\* CHAIN FREE\*\*\*\* Set on the popular First Avenue in Enfield, this semi-detached flat combines character, comfort, and everyday convenience in equal measure. Thoughtfully arranged throughout, the home offers a generous lobby and lounge, creating flexible spaces ideal for relaxing, dining or entertaining guests.

The property also features two well-sized bedrooms, a stylish bathroom and a bright, welcoming feel throughout, with plenty of natural light enhancing the sense of space. A real highlight is the private rear garden, perfect for summer evenings, weekend gatherings, or simply unwinding outdoors.

Location-wise, the property is exceptionally well placed. Bush Hill Park Station is within walking distance, providing excellent connections into Central London, while an array of local shops, cafés, and popular restaurants including The Banc and Marcus Kitchen are all close by.

For those who enjoy green open spaces, Bush Hill Park is less than a five-minute walk away, offering the perfect spot for morning walks or relaxed afternoons.

Offering a fantastic balance of lifestyle and practicality, this home is ideal for first-time buyers, professionals, or anyone looking to enjoy a vibrant North London neighbourhood with everything close at hand.

Tenure: Leasehold

Term Remaining: Approximately 82 years remaining

Service Charge: Not payable

Ground Rent: £75 per annum

Local Authority: London Borough of Enfield

Council Tax Band: C

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## Front Garden

## Lounge

Laminate wood flooring, double glazed window to side aspect, door leading to rear garden, access to kitchen, access to inner hallway, radiator.

## Kitchen

Tiled flooring, coving to ceiling, spotlights to ceiling, double glazed window to side aspect, radiator, eye and base level walls, par-tiled walls, in-fed sink with mixer tap, fixed electric fan, fixed gas hob, with extractor oven, door to lobby, cupboard housing combination boiler.

## Lobby

Tiled flooring, double glazed window to side aspect, space for fridge/freezer, door to shower room.

## Shower room

Frosted double glazed window to rear aspect, heated towel rail, part-tiled walls, wash hand basin with mixer tap, low level WC, walk in shower cubicle with mains fed shower, extractor fan, engineered, heated wood flooring.

## Inner Hallway

Laminate wood flooring, radiator, storage cupboard, wall mounted fuse box, spotlights to ceiling, doors to both bedrooms.

## Bedroom One

Carpet, coving to ceiling, radiator, uPVC double glazed window to front aspect.

## Bedroom Two

Laminate wood flooring, coving to ceiling, radiator, doors leading to rear garden.

## Rear Garden

NA, part-paved area, outside tap, shed, further pebble stone area to rear, wall lights.

## 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.

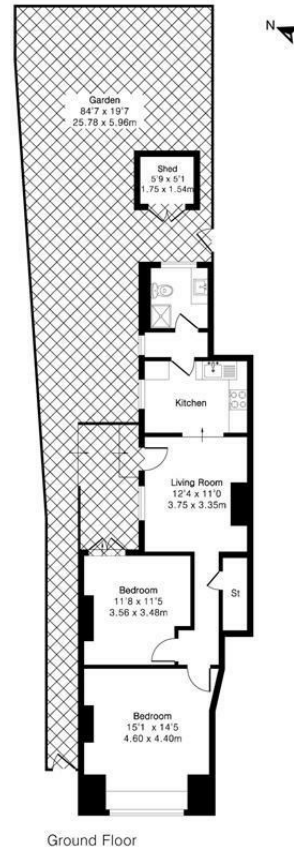
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Approximate Gross Internal Area 701 sq ft - 65 sq m  
(Excluding Outbuilding)  
Outbuilding Area 29 sq ft - 3 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

