



Lea Road, Enfield

Available

£1,400 Per month (Available from 16th March 2026, Unfurnished)

**BAKER
AND
CHASE**



Baker and Chase are pleased to offer this nice 1 bedroom first floor converted flat within a 10 minute walk (830 yards) to Gordon Hill BR train station and within a minutes walk to Lancaster Road with its wide range of shopping facilities, local shops, coffee shops and restaurants. Available 16th March 2026.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £42,000+pa

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This bright and airy flat benefits from its own front door and offers a spacious lounge and fully fitted modern kitchen with appliances including a Zanussi washing machine, good size bathroom with shower over bath and its own south facing balcony which is big enough for a small table and chairs.

The location of the property is excellent, positioned a stone's throw away from both Lancaster Road and Chase Side. There are a huge range of amenities on your doorstep, including Sainsbury's local, Co-Op, Holtwhites Artisan Bakery and Zippola Coffee Shop. The 191 and W8 bus routes serve Enfield Town and Chase Farm Hospital respectively. The local train station, Gordon Hill B.R station is a short walk away and offers a direct service to London Moorgate via Finsbury Park. Chase Farm hospital is approximately 1 mile away.

Offered unfurnished and is available now.

For more information, or to arrange your viewing, please call our office.

Exterior

Entrance

Part glazed wooden front door leading to stairs to first floor landing, fitted carpet, access to loft, wall mounted consumer unit, electric meter.

Bathroom

Laminated effect vinyl flooring, wall mounted Dimplex electric fan heater, extractor fan, part frosted double glazed window to front, low flush wc, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, curtain rail and curtain, tiled splashbacks. Door to airing cupboard housing hot water cylinder tank with immersion heater.

Bedroom

Fitted carpet, wall mounted electric storage heater, double glazed window to front, roller blind.

Lounge

Fitted carpet, wall mounted electric storage heater, double glazed window to rear, roller blind.

Kitchen

Laminate effect vinyl flooring, wall mounted Dimplex electric fan heater, double glazed window to side, extractor fan, part glazed double glazed door leading to own balcony, range of white wooden wall and base units, roll top worktops, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, floor standing fridge freezer, built in electric hob with extractor hood over, built in electric oven, Zanussi washing machine.

Balcony

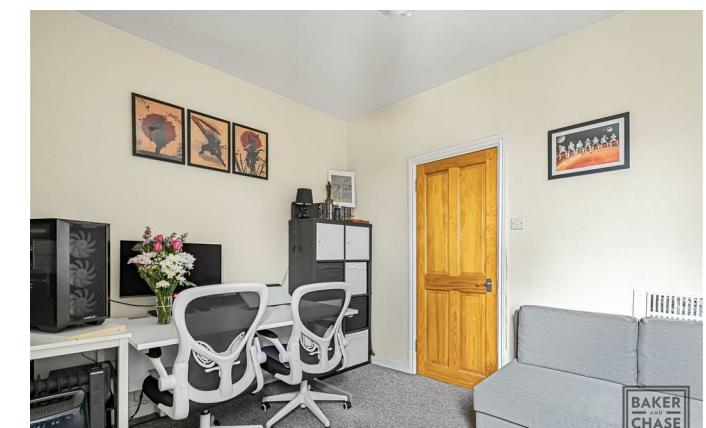
Own south facing balcony.

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.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment





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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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

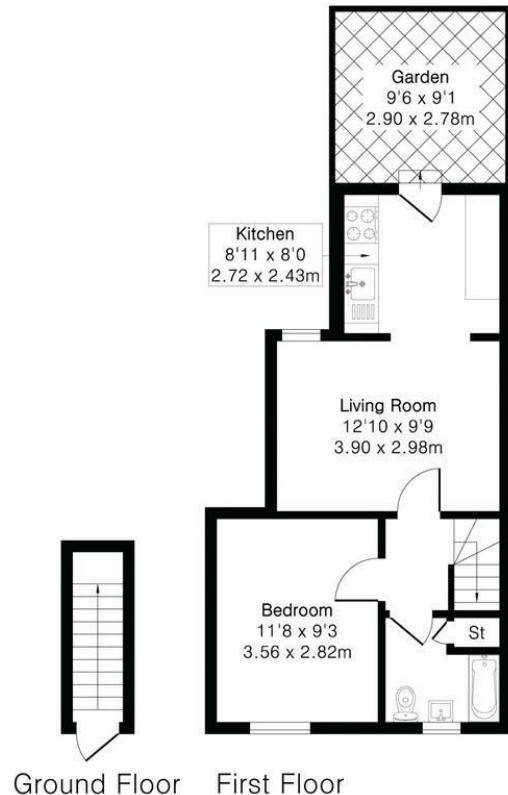
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Approximate Gross Internal Area 423 sq ft - 40 sq m

Ground Floor Area 28 sq ft - 3 sq m

First Floor Area 395 sq ft - 37 sq m



PINK PLAN

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: B / Deposit

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