

Lavender Hill, Enfield

Available

Offers over £400,000 (Leasehold)

BAKER AND CHASE



A well-presented two-bedroom ground floor maisonette with a private rear garden, long lease and excellent local amenities.

Situated in the peaceful cul-de-sac of Lavender Hill, Enfield, this spacious two-bedroom maisonette offers comfortable living in a convenient residential setting. The property comprises a generous reception room, well-appointed kitchen, two good-sized bedrooms and a modern bathroom.

A particular highlight is the private rear garden, providing an ideal space for relaxing, entertaining or gardening. The property also benefits from an impressive 900-year lease, offering excellent long-term security.

The location is well suited to commuters, with Gordon Hill Rail Station approximately 0.4 miles away, providing regular services towards central London. A variety of everyday amenities are also close by, including Co-op Food on Lavender Hill and Sainsbury's Local on Lancaster Road, with further shops, cafés and restaurants available around Chase Side.

For dining, nearby options include La Caverna Pizzeria Restaurant and Zaza. The area also benefits from attractive green spaces, including Hilly Fields Park and Forty Hall Country Park, ideal for walks and outdoor recreation.

Families are well catered for, with schools including St Michael's CofE Primary School, Chase Side Primary School, Lavender Primary School, One Degree Academy and Wren Academy Enfield within the wider local area.

Combining a quiet cul-de-sac setting with excellent transport links, a private garden and a wealth of local amenities, this maisonette represents an attractive opportunity for first-time buyers, downsizers or those seeking a well-connected home in Enfield.

Tenure: Leasehold
Lease Term: Started in 1957 with a lease of 999 years
Term Remaining: 930 years remaining
Service Charge: Not payable
Ground Rent: £13 per year
Local Authority: London Borough of Enfield
Council Tax: C

Front Garden

Inner Hallway
Wood flooring, spotlights to ceiling, electric heater, storage cupboard housing: water cylinder, fuse box and electric meter, door to lounge, doors to both bedrooms, door to bathroom.

Lounge
Wood flooring, spotlights to ceiling, electric heater, double glazed window to front aspect, door to kitchen.

Kitchen
Tiled flooring, part-tiled walls, eye and base level units, spotlights to ceiling, double glazed window to rear aspect, double glazed door leading to rear garden, fitted electric oven, fitted electric hob with extractor over, space for fridge/freezer, space for washing machine, inset sink with mixer tap.

Bedroom One
Carpet, double glazed window to rear aspect, electric heater, spotlights to ceiling.

Bedroom Two
Double glazed window to front aspect, electric heater, carpet, spotlights to ceiling.

Bathroom
Tiled flooring, tiled walls, spotlights to ceiling, extractor fan, heated towel rail, low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment, frosted double glazed window to rear aspect.

Rear Garden
Part paved area, rest laid to lawn, outside tap, timber-built shed with power and lighting, gate leading to shared side access.

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

a. Pets are not allowed to attend viewings.








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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.

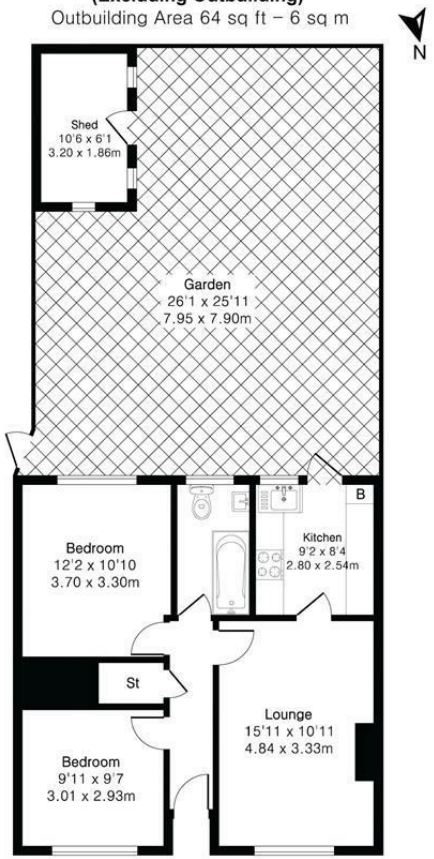
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 622 sq ft - 58 sq m
(Excluding Outbuilding)
Outbuilding Area 64 sq ft – 6 sq m



Ground Floor

PINKPLAN

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.

BAKER AND CHASE

EPC Rating E / Local Authority: London Borough of Enfield / Council Tax Band: C

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