



## Sketty Road, Enfield

Available

£1,650 Per month (Available from 30th May 2026, Part furnished)





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**Baker and Chase are delighted to offer this fully refurbished ground floor 2 bedroom flat, offered in immaculate condition throughout and complete with a private shared garden space. Available now!**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £49,500pa+

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Baker and Chase are delighted to offer this fully refurbished ground floor 2 bedroom flat, offered in immaculate condition throughout and complete with a private shared garden space.

The newly renovated property benefits from a small brand new modern kitchen including appliances, a brand new modern bathroom with a bath plus a shower attachment. Bright and airy lounge plus a double and a single bedroom. The flat includes the following - new fitted carpets, newly painted throughout, new lighting, new double glazing, new radiators, new boiler, rewired, replumbed, new astroturf.

Sketty Road is a perfect location, Enfield Town Overground Station (only 0.3 miles away), which offers a direct service to London Liverpool Street and London's Oxford Street (via Seven Sisters, Victoria Line) in approximately 30 minutes. Enfield Town shopping centre is also on your doorstep which includes popular shops like Marks & Spencers, Waitrose & H&M.

Offered part furnished and is available now.

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

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## Exterior

Glazed communal entrance door leading to communal hallway. Entryphone.

## Hallway

Part glazed wooden front door leading to hallway. Fitted carpet, ceiling spotlights, door to storage cupboard housing wall mounted Main combi boiler, shelving and storage. Brand new washing machine.

## Lounge

Fitted carpet, double radiator, ceiling spotlights, double glazed window to front, cupboard housing consumer unit, electric meter. Further cupboard housing gas meter.

## Bedroom 1

Fitted carpet, double radiator, ceiling spotlights, double glazed window to rear.

## Kitchen

Laminate effect vinyl flooring, extractor fan, ceiling spotlights, double radiator, wall and base units, roll top worktops, tiled splashbacks, single drainer stainless steel sink unit with mixer tap, fridge, oven and hob, double glazed door leading to rear garden.

## Bathroom

Laminate effect vinyl flooring, extractor fan, ceiling spotlights, double radiator, low flush wc, pedestal wash hand basin, panel enclosed bath with mixer tap, shower attachment, shower rail and curtain, splashbacks.

## Bedroom 2

Fitted carpet, ceiling spotlights, double radiator, double glazed window to rear.

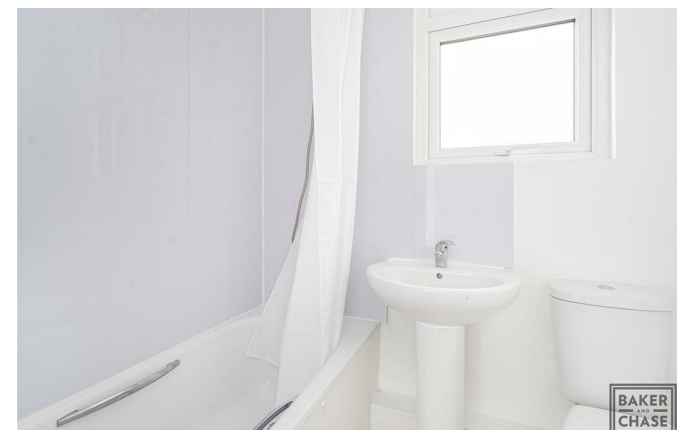
## Rear garden

Shared rear garden. Patio, astroturf, outside power, outside lighting.

## 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.





**BAKER**  
AND  
**CHASE**



**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.

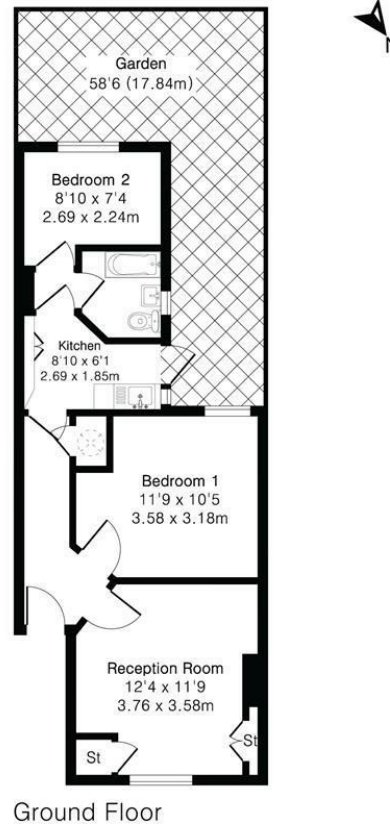
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**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



Approximate Gross Internal Area 469 sq ft - 44 sq m



Ground Floor



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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