

**Canonbury Road, Enfield, EN1 3LP**

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***welcome to***

## Canonbury Road, Enfield

A spacious first floor purpose built two bedroom garden maisonette in a most sought after turning, just off Lancaster Road and Baker Street with their local shopping parades. Enfield Town Rail Station (Liverpool Street Line) and Enfield Town shopping centre are within good access.









**Own Front Door**
(No communal areas). Easy rising staircase to landing.

**Landing**
With access to loft (extremely handy for storage).

**Lounge**
14' 6" x 11' 6" ( 4.42m x 3.51m )
Fitted carpet, radiator.

**Kitchen**
11' 4" x 7' 1" ( 3.45m x 2.16m )
Base units with worktops, matching wall cabinets, inset stainless steel sink unit, built-in larder cupboard, wall mounted combination gas central heating boiler, vinyl floor, radiator.



**Bedroom One**
12' 9" x 11' 5" ( 3.89m x 3.48m )
Fitted carpet, radiator.



**Bedroom Two**
11' 4" x 8' 8" ( 3.45m x 2.64m )
Laminate floor, radiator.

**Bathroom / WC**
Panelled bath, pedestal wash hand basin, low flush WC, part tiled walls, radiator, airing cupboard.



**Outside**

**Rear Garden**
Own rear garden with side pedestrian access.

**Agents Note**
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

***view this property online*** barnfields.co.uk/Property/ENF106164







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# Canonbury Road, Enfield

- No Chain
- Spacious Lounge
- Own Rear Garden
- Two Good Sized Bedrooms
- Long Lease

Tenure: Leasehold EPC Rating: C
Council Tax Band: C  Service Charge: Ask Agent
Ground Rent: 8.25

This is a Leasehold property with details as follows; Term of Lease 152 years from 12 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £310,000




Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
ENF106164 - 0002

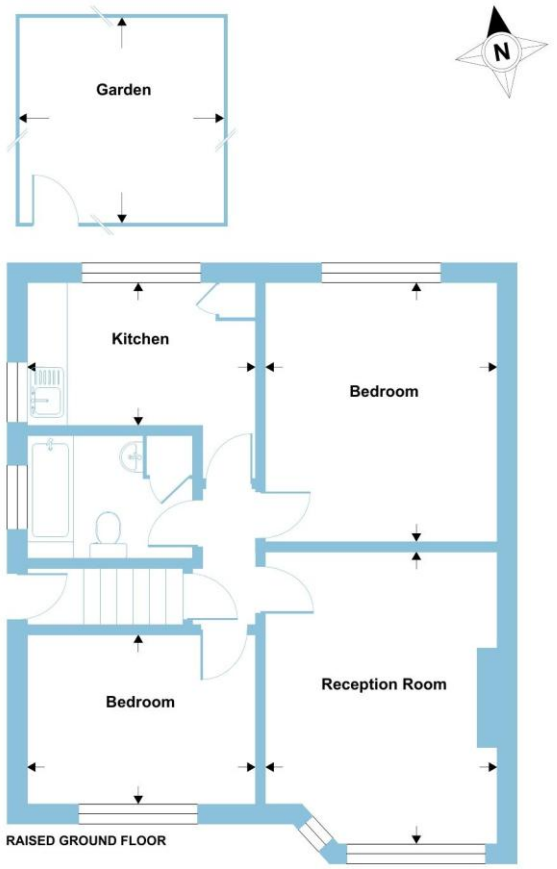
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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**Canonbury Road, Enfield, EN1**

Approximate Area = 637 sq ft / 59.2 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Barnard Marcus. REF:

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