

GUIDE PRICE

£285,000

Baker Street  
Enfield, EN1 3LQ

## PROPERTY SUMMARY

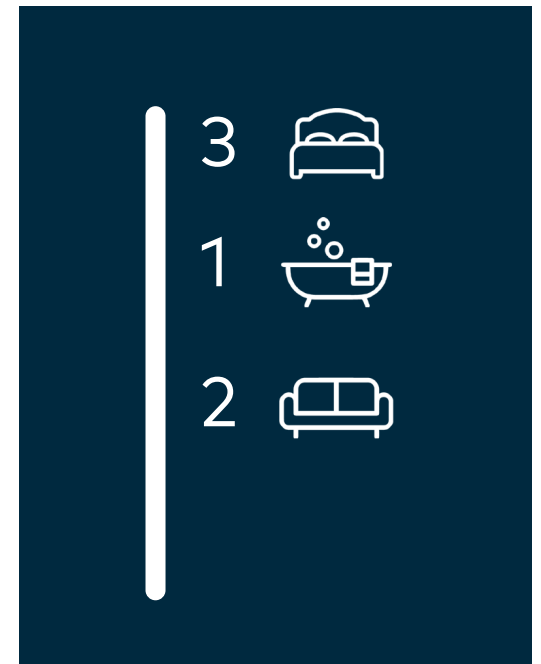
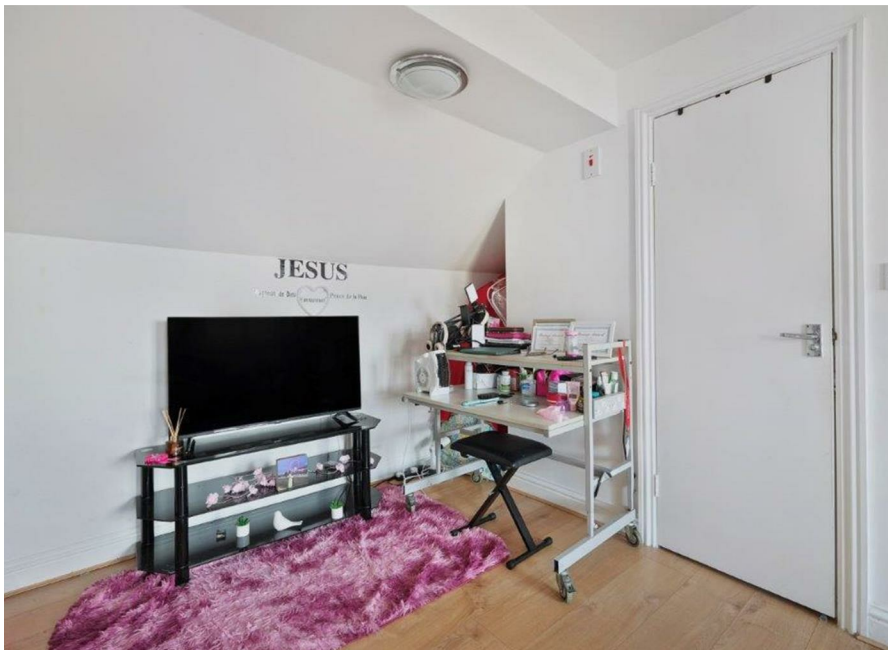
Situated in the heart of Enfield on the sought-after Baker Street, this delightful flat presents an excellent opportunity for first-time buyers and investors. Offering approximately 905 sq ft of living space, the property features three generous double bedrooms, making it ideal for families, guests, or those in need of a home office.

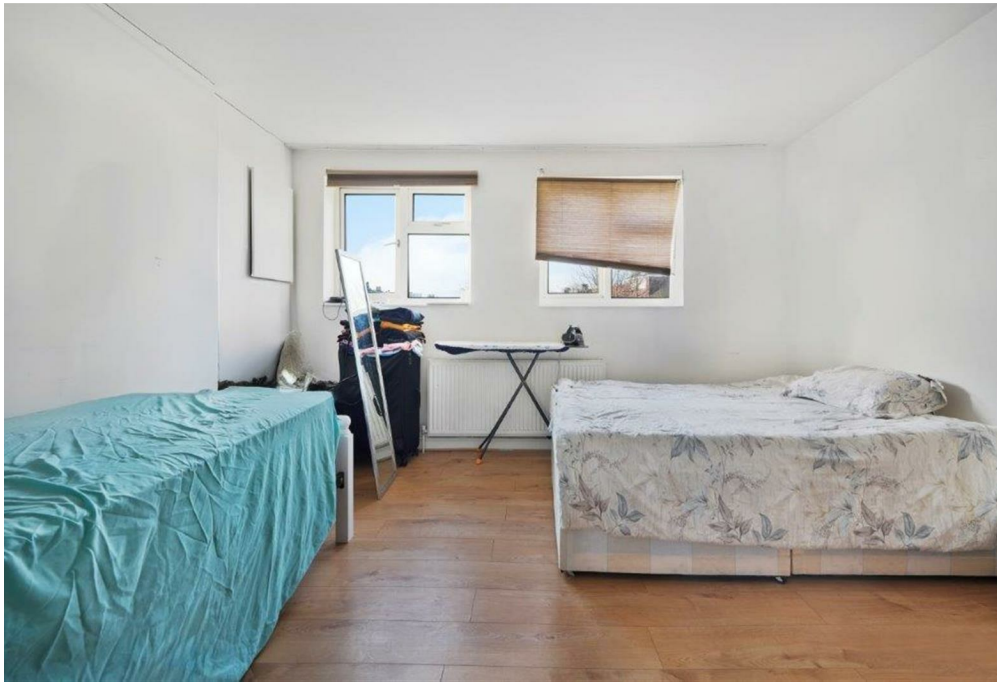
The flat retains charming period character while offering exciting scope for modernisation, allowing you to design and style the space to suit your own vision. A well-sized reception room is filled with natural light, creating a bright and inviting setting, while the kitchen diner provides a sociable space perfect for family meals and entertaining.

The property also benefits from two bathrooms, ensuring practicality and convenience for busy households. A share of freehold adds further appeal, offering greater security and long-term peace of mind. Being offered chain-free, the purchase process is likely to be smoother and more straightforward.

Ideally located close to reputable schools and just 0.7 miles from Gordon Hill station, the flat provides excellent transport links into central London and beyond.

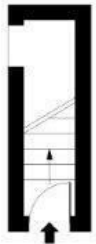
Rarely available in such a desirable area, this property offers fantastic potential to create a beautiful home within a thriving community. Early viewing is highly recommended.





# Baker Street, EN1

Approx. Gross Internal Area 905 Sq Ft - 84.08 Sq M



**Ground Floor**

Floor Area 41 Sa Ft - 3.81 Sa M



**First Floor**

Floor Area 596 Sa Ft - 55.37 Sa M



**Second Floor**

Floor Area 268 Sq Ft - 24.90 Sq M

## LOCAL AUTHORITY

## TENURE

Leasehold

## EPC RATING

D

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 28/1/2025

  
**Christopher Mark**  
ESTATE AGENTS

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### OFFICE DETAILS

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