

Chase Side, Enfield

Under Offer (SSTC)

Offers over £335,000 (Leasehold)

BAKER AND CHASE



Set along Chase Side in Enfield, this attractive first-floor flat combines period character with modern living.

A well-presented one-bedroom period conversion offering generous living space, modern interiors and excellent local amenities.

Set within a period conversion, this well-presented one-bedroom first-floor flat offers generous proportions, attractive period features and a modern finish.

The spacious lounge provides an inviting reception space, enhanced by an ornamental feature fireplace. The larger-than-average double bedroom is a particular highlight, with fitted wardrobes providing excellent storage.

A modern fitted kitchen offers a stylish and practical space, while the contemporary bathroom features both a bath and separate shower cubicle.

Further benefits include gas central heating, sash double-glazed tilt-and-turn windows and an allocated off-street parking space to the rear.

The property is well placed for the local amenities of Chase Side and Enfield, with a selection of cafés and restaurants nearby, including The Green Room Cafe & Bistro, Donart Cafe, Zaza and Chaseside Indian Restaurant. Chase Side Primary School is also within easy reach, while Chase Green Gardens and Enfield Town Park provide nearby green open spaces.

Combining generous accommodation, period character and modern features, this flat offers an appealing home in a well-established Enfield location.

Tenure: Leasehold
Lease Term: Started in 1998 with a lease of 999 years.
Term Remaining: 971 years remaining
Service Charge: Not payable
Ground Rent: Not payable
Local Authority: London Borough of Enfield
Council Tax: C

Exterior
Communal original partly glazed wooden front door leading to communal hallway. Cupboard housing electrics. Further part glazed wooden front door leading to private entrance hallway, tiled flooring, dado rail, ceiling rose and coving, and stairs with stair runner to

Loft Area
Together with the space within the roof of the building, together with contemporary loft ladder leading thereto.

First Floor Landing
Fitted wool loop carpet, dado rail, ceiling spotlights, ceiling coving, door to storage cupboard with shelving,

Bathroom
Laminate effect vinyl flooring, frosted double glazed window to side, ceiling spotlights, extractor fan, wall mounted chrome heated towel rail, wall mounted storage unit, pedestal wash hand basin with mirror above, tiled splashback, low flush wc, panel enclosed bath with mixer tap, tiled splashback, separate walk in shower cubicle, rain shower head plus additional shower attachment, wall mounted cupboard housing gas meter.

Bedroom
Fitted wool loop carpet, ceiling spotlights, ceiling coving, ceiling rose, wall panelling, double radiator, double glazed sash window to rear, window shutters, ornamental feature fireplace with hearth, fitted wardrobes.

Kitchen
Laminate flooring, ceiling spotlights, double glazed sash window to front, double radiator, range of wooden off white/cream shaker style wall and base units, under unit lighting, laminate effect worktops, tiled splashbacks, single drainer stainless steel sink unit with mixer tap, Samsung fridge freezer with water dispenser, freestanding double oven, grill and 4 ring gas hob, Kenwood compact dishwasher, LG washer dryer, Worcester Bosch combi boiler, cupboard housing consumer unit.

Lounge
Fitted wool loop carpet, ceiling spotlights, ceiling coving, ceiling rose, wall panelling, 2 x double radiators, double glazed sash bay windows to front, ornamental feature fireplace with hearth and surround, storage cupboard to left of fireplace.








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Off street parking to rear

Allocated off street parking space to rear of property.

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.

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.

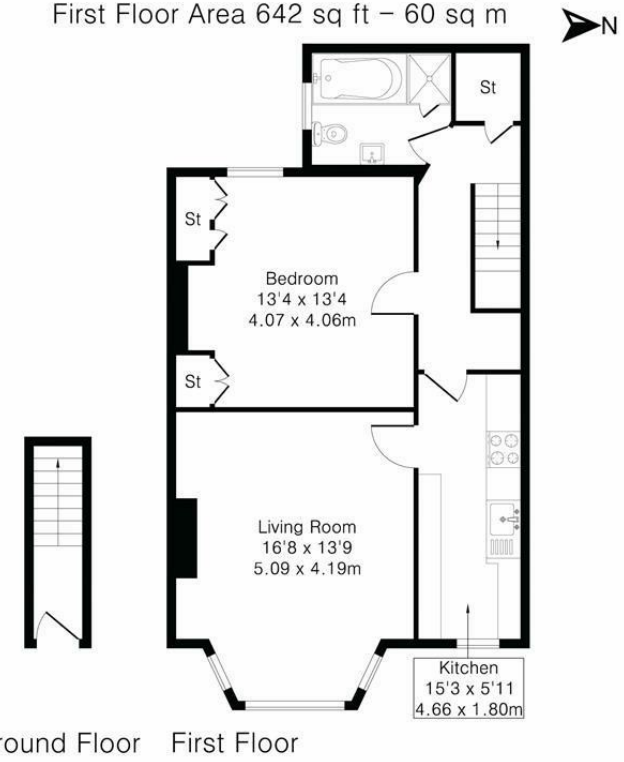
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Approximate Gross Internal Area 673 sq ft - 63 sq m

Ground Floor Area 31 sq ft – 3 sq m

First Floor Area 642 sq ft – 60 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer

BAKER AND CHASE

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

161 Chase Side, Enfield EN2 0PW
Tel: 020 3637 1100
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

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