



Homestead Paddock, London

Available

£1,775 Per month (Available from 14th March 2026, Part furnished)





Baker and Chase are delighted to offer this mostly refurbished 2 double bedroom ground floor garden maisonette. With its own front door, this property offers a sense of independence, making it an ideal choice for individuals or small families. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £53,250+pa

-

Baker and Chase are delighted to offer this mostly refurbished 2 double bedroom ground floor garden maisonette, occupying a quiet, residential location between the desirable areas of Southgate, Oakwood and Cockfosters in North London, this modern maisonette presents a wonderful opportunity for those seeking a stylish and comfortable home. With its own front door, this property offers a sense of independence, making it an ideal choice for individuals or small families.

Upon entering, you will be greeted by a bright living space which is perfect for both entertaining and everyday living. Two well-proportioned double bedrooms, ensuring ample space for rest and relaxation. The modern bathroom includes a bath plus a shower attachment. There is a modern brand new fully fitted kitchen which includes a washing machine, plus a brand new fridge freezer and brand new oven and hob. There is a very useful understairs storage cupboard. Furthermore, the property benefits from off street parking for one vehicle, a valuable asset in this sought-after location. There is also gas central heating, a combi boiler and fully double glazed windows.

Externally the property benefits from its own rear garden and side garden to left of entrance.

This wonderful maisonette has been fully newly painted throughout and includes brand new laminate flooring.

The location provides good access to the amenities of Southgate, Oakwood and Cockfosters, with nearby shops, cafés, bus services, and Piccadilly Line station at Oakwood (660 yards away) for central London connections. Trent Park and Oakwood Park offer nearby green spaces for outdoor recreation. Schools include nearby options at De Bohun Primary School, Vita Et Pax School, and Southgate School (Secondary).

Offered part furnished and is available now.

For further details or to arrange your viewing, please contact our office.

Entrance

Partly glazed wooden front door leading to the inner lobby with brand new laminate flooring, double radiator, double doors leading to meter cupboard housing consumer unit, gas and electric meters.

Lounge

Brand new laminate flooring, single radiator, double radiator, aluminium framed double glazed window to front, 2 x wall lights.

Inner hallway

Brand new laminate flooring, single radiator, door to spacious cupboard under stairs providing ample storage.

Bedroom 1

Brand new laminate flooring, double radiator, double glazed window to rear.

Bedroom 2

Brand new laminate flooring, double radiator, aluminium framed double glazed window to front.

Bathroom

Ceramic tiled flooring, single radiator, frosted double glazed window to rear, pedestal wash hand basin with tiled splashbacks, low flush wc, panel enclosed bath with mixer tap, shower attachment, riser rail, new partly tiled walls.

Kitchen

Brand new fitted kitchen - Brand new laminate flooring, ceiling spotlights, brand new wall mounted combi boiler, range of wooden wall and base units, wooden worktops, single drainer stainless steel sink unit with mixer tap, brand new floor standing Beko fridge freezer, Hotpoint washing machine, brand new built in Lamona gas hob and electric oven, brand new stainless steel extractor hood over, tiled splashbacks, double glazed door leading to rear garden, double glazed window to rear.





BAKER
AND
CHASE

Own rear garden

Patio, lawn area, outside water tap, outside lighting, trees and hedges.

Front

Own off street parking space for one vehicle in front of the garage (which is not included)

Disclaimer

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

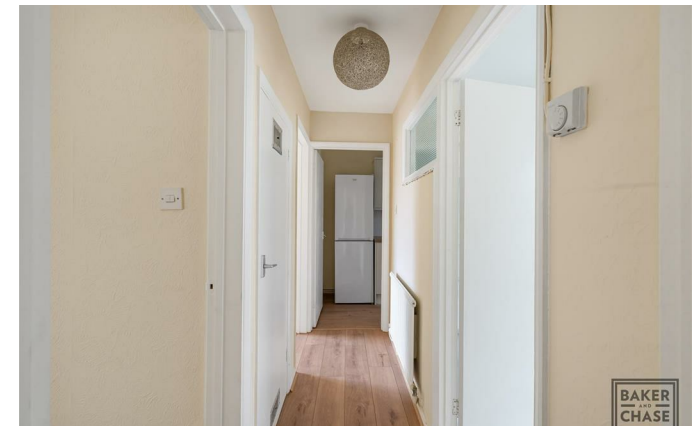
- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

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





BAKER
AND
CHASE



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.

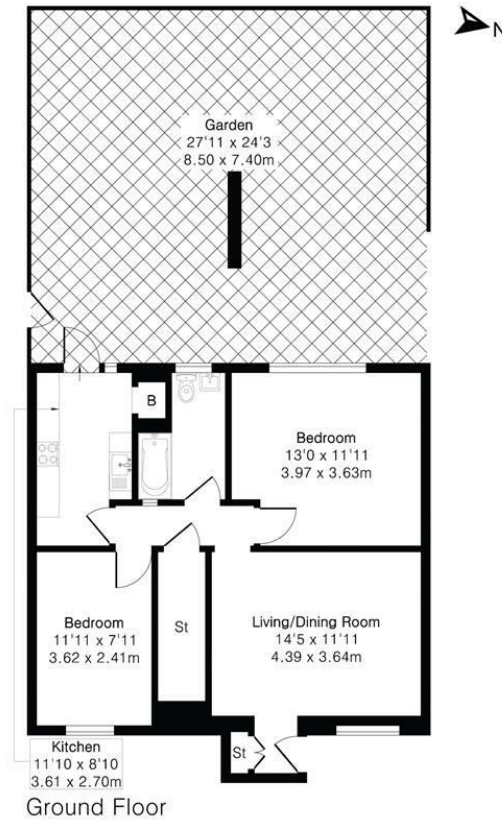
Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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 657 sq ft - 61 sq m



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 C / Local Authority: London Borough of Enfield / Council Tax Band: D / Deposit

22 Aldermans Hill, Palmers Green N13 4PN
Tel: 020 8886 0090
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

