



## Bycullah Road, Enfield

Available

Offers in excess of £325,000 (Leasehold)







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**A well-proportioned one-bedroom ground floor flat, ideally located on Bycullah Road just 0.2 miles from Enfield Chase railway station and offered to the market chain free.**

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A well-proportioned one-bedroom ground floor flat, positioned within 0.2 miles of Enfield Chase railway station and offered chain free, with no ground rent or service charge.

Accessed via an inner hallway with telephone entry system, the accommodation is arranged on one level and benefits from high ceilings throughout. The lounge features sash windows to the front aspect and provides a bright, well-balanced living space. The separate kitchen enjoys dual aspects to the side and rear, fitted with eye and base level units, sink with mixer tap, and cupboard housing the boiler, along with direct access to the side of the property.

The bedroom is positioned to the side aspect and offers good natural light, while the shower room includes a walk-in mains-fed shower, heated towel rail, and contemporary fittings.

The property benefits from gas central heating and side access, along with use of a communal garden. Its ground floor position and practical layout make it well suited to first-time buyers, downsizers, or investors seeking a conveniently located property close to local amenities and transport links.

This stylish flat is ideally located on Bycullah Road, within easy reach of Enfield Chase and Gordon Hill stations for fast links into central London. Well-placed for sought-after schools including Chase Side Primary and Enfield County School for Girls, it's also close to local shops, cafés and Enfield Town centre. Nearby parks and green spaces add a touch of tranquility, making this an ideal choice for commuters and families alike.

Tenure: Leasehold

Lease term: Started on 24 June 1957 for 999 years.

Term remaining: approximately 930 years remaining.

Service Charge: £50 Per Month (approx)

Ground Rent: Peppercorn (£12.60 Per Year approx)

Local Authority: London Borough of Enfield

Council Tax Band: C

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## Inner Hallway

Door to lounge, door to kitchen, door to bedroom, door to shower room, telephone entry system, radiator, carpet

## Lounge

Coving to ceiling, sash windows to front aspect, radiator x2, carpet

## Kitchen

Double glazed window to rear aspect, double glazed window to side aspect, eye and base level units, sink with mixer tap, cupboard housing boiler, door leading to side access, radiator, part tiled walls, vinyl flooring

## Bedroom

2x double glazed window to side aspect, radiator, carpet

## Shower room

Spotlights to ceiling, frosted double glazed window to rear aspect, walk in shower cubicle with mains fed shower, low level WC, wash hand basin with mixer tap, heated towel rail, vinyl flooring

## 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







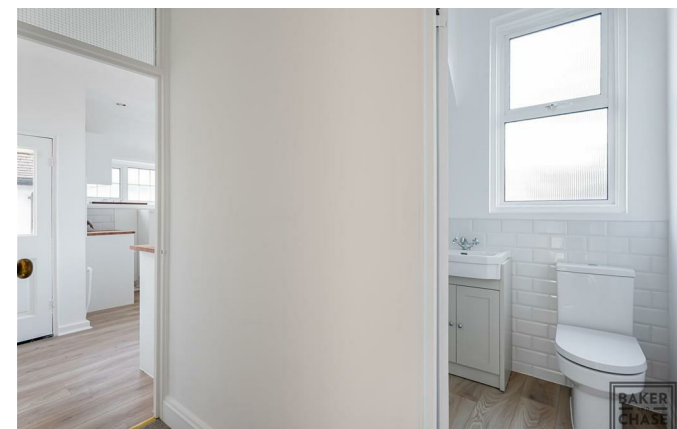
proceed and/or remove a property from the market without this.

**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.

**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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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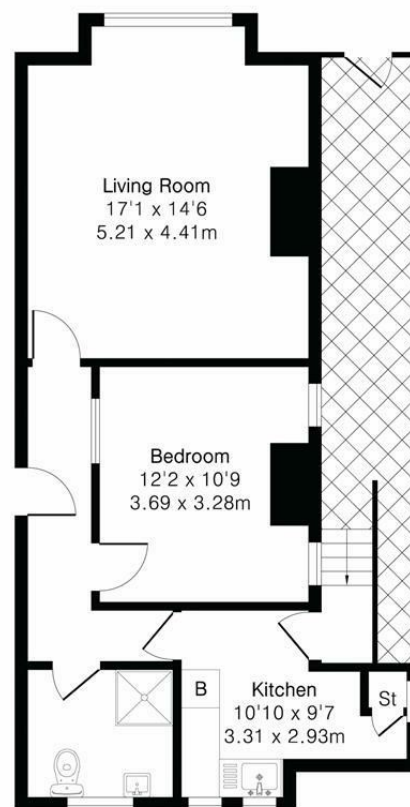








Approximate Gross Internal Area 739 sq ft - 69 sq m



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: C