

Forty Hill House, Forty Hill, Enfield, EN2 9EU

barnfields

welcome to

Forty Hill House, Forty Hill, Enfield

SHARE OF FREEHOLD

Built in 1780, Barnfields are delighted to offer for sale this magnificent Grade II listed three bedroom penthouse apartment with a superb terrace in the heart of a beautiful conservation area. Extended and converted to apartments in the 1920's, the building boasts a grand entrance hall and a beautiful staircase with a curving mahogany handrail leading to the upper floors. The apartment occupies the whole top floor of the house and has the added advantage of the extremely spacious loft space. Windows on all sides have exceptional views and make the flat light and welcoming, especially the large Georgian windows with internal shutters. The rooms are beautifully proportioned with high ceilings and the original features have been carefully maintained and restored.

The apartment is also offered chain free and must be viewed to be fully appreciated.







The Original Front Door
Opens to a grand entrance hall with fitted carpet, a beautiful staircase with a curving mahogany handrail leads to the second floor landing which is solely used by Flat 5. The bright entrance hall within the apartment with two antique French radiators, has doors to all the rooms and an electric ladder to the loft space currently used as a workshop and storage.

Kitchen / Breakfast Room
15' 2" x 13' 3" (4.62m x 4.04m)
The spacious kitchen/breakfast room is fitted in a period style including an oak dresser with work surface, sash window to rear with original shutters and window seat with concealed radiator, gas hob and combination microwave fan oven and grill. Sliding island unit gives additional work surface. Cupboard with washing machine and dryer. Door to roof terrace (with concealed security grilles).

Roof Terrace
24' 9" x 12' 10" (7.54m x 3.91m)
The spacious roof terrace is totally secluded and is a delightful place for outdoor eating and relaxing surrounded by mature pot plants (with an automated watering system) and views of trees. Outdoor lighting, electric power point and wrought iron staircase leading to the driveway below.

Lounge
18' 1" x 13' 3" (5.51m x 4.04m)
An elegant dual aspect room with a sash window to the front with original shutters and a window with concealed security shutters overlooking the roof terrace, an original working Georgian fireplace with wooden surround and slate hearth, fitted carpet.

Bedroom One
15' 2" x 12' 2" (4.62m x 3.71m)
With fitted carpet, a sash window to the rear with a window seat and concealed radiator, a wall of fitted wardrobes, door to:-

En-Suite WC
With low level WC, wall mounted hand basin, heated towel rail, fitted carpet, window to side.

Lobby
Leading from the main hallway with cupboard housing the combination boiler, doors to Bedroom Two and Bathroom, fitted carpet.

Bathroom
Panelled bath with shower above and mixer tap and separate shower attachment, low level WC, pedestal wash hand basin, part tiled walls, window to side, lino tile flooring, cast iron radiator with bamboo towel rail.

Bedroom Two
13' x 11' 5" (3.96m x 3.48m)
A dual aspect room with two windows, one giving long distance views, the other a sash with original shutters, radiator, built-in cupboard, fitted carpet.

Bedroom Three / Study
10' 10" x 6' 7" (3.30m x 2.01m)
Sash window to front with original shutters, radiator and fitted carpet.

Outside

Communal Rear Garden
A lovely, large, walled communal rear garden with mature trees and an abundance of shrubs and flowers.

Garage
19' 2" x 9' 2" (5.84m x 2.79m)
A single garage en bloc with an up and over door accessed via Goat Lane and a gate at the rear of the communal garden.

Communal Front Garden
Full of flowers and shrubs and a gravel driveway to the front of the building, provides parking on a first come first served basis and an exclusive EV charge point.

Forty Hall Estate
Across the road from the front garden is the pedestrian gate to Forty Hall Estate. Enjoy the lake and beautiful gardens around the 17th century house, a good cafe, farm shop, farmers market and lovely rural walks through the estate, farm and ancient woodlands and maybe meet the beavers!

Vendors Note
Freehold shared between residents, managed by residents, annual expenditure including building insurance £1712 average per apartment over the last 5 years.













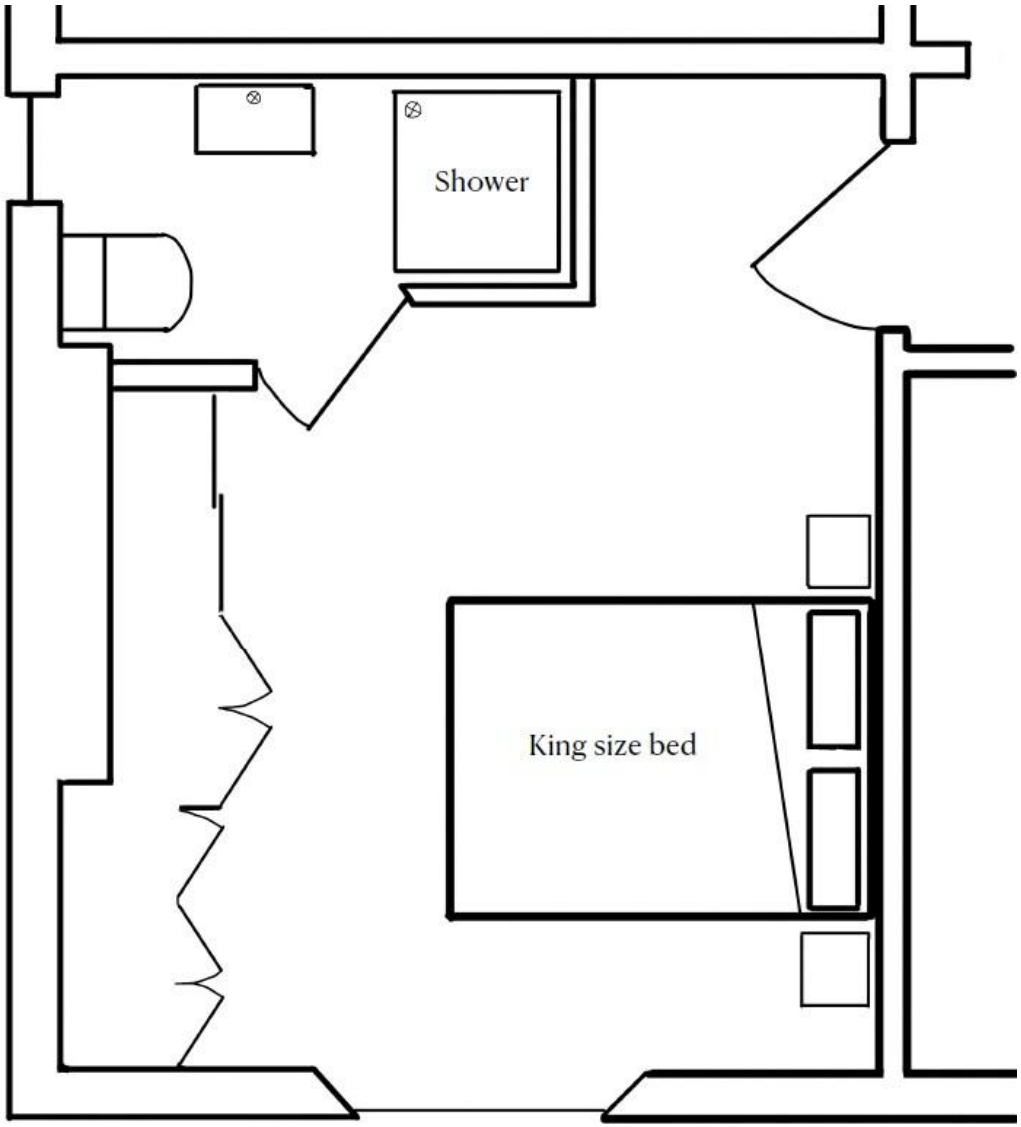












Proposed addition of 800mm x 800mm shower to existing en-suite

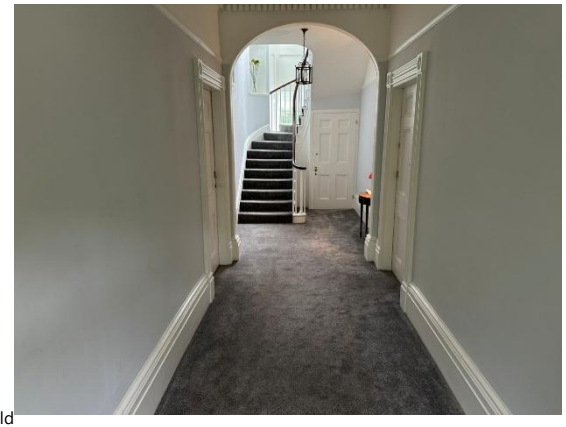
welcome to

Forty Hill House, Forty Hill, Enfield

- SHARE OF FREEHOLD & CHAIN FREE
- Built in 1780 & Converted in the 1920's
- Three Bedrooms
- Superb Terrace
- Whole Of The Loft Space

Tenure: Leasehold EPC Rating: D
Council Tax Band: E Service Charge: Ask Agent
Ground Rent: 250.00

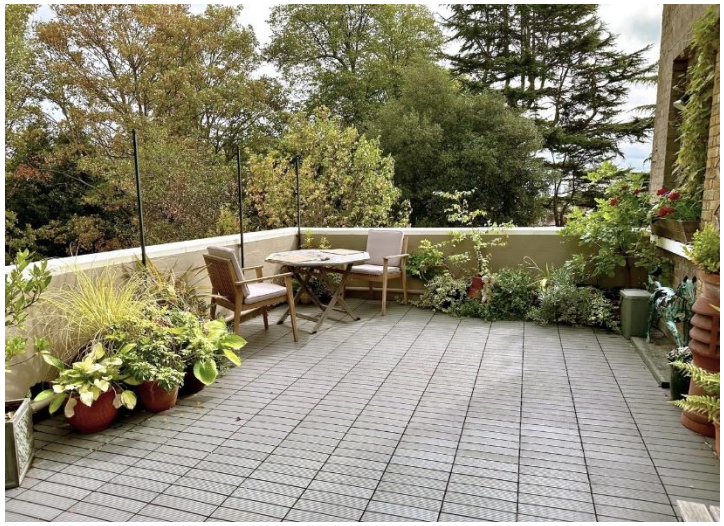
This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£637,000



Please note the marker reflects the postcode not the actual property



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The Property Ombudsman

Property Ref:
ENF105705 - 0010

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Forty Hill House, Forty Hill, Enfield, EN2

Approximate Area = 1014 sq ft / 94.2 sq m
Garage = 176 sq ft / 16.3 sq m
Total = 1190 sq ft / 110.5 sq m
For identification only - Not to scale



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