



Village Road, Bush Hill Park, Enfield

Under Offer (SSTC)

£295,000 (Share of Freehold)





A spacious and well-presented one-bedroom flat in a highly sought-after Enfield location, offering generous living space, excellent amenities, and convenient access to transport, shopping, and dining.

Situated on the sought-after Village Road in Enfield, this spacious one-bedroom purpose-built flat offers a delightful blend of comfort and convenience. Found in one of the most desirable areas of Enfield Town & Bush Hill Park, this property is an ideal choice for those seeking a tranquil environment.

A well-proportioned reception room provides a welcoming space for relaxation and entertaining. The flat features a generously sized bedroom, ensuring ample room for personal furnishings and storage. The bathroom is thoughtfully designed, catering to all your daily needs.

The communal gardens are well-maintained, offering a pleasant outdoor area for residents to enjoy. For added convenience, the flat includes a garage en-bloc, providing secure parking and extra storage space. Residents also benefit from off-street parking, making it easy for you and your guests to find a spot.

With a share of the freehold, this flat presents a fantastic opportunity for those looking to invest in a property with long-term value. The location is particularly advantageous, as it is within an 8-minute walk of Bush Hill Park Station, ensuring easy access to central London. Furthermore, the nearby Palace Gardens Shopping Centre and a variety of restaurants, including Prezzo and The Skylight Restaurant, offer a vibrant selection of dining and shopping options.

In summary, this charming flat on Village Road combines spacious living with a prime location. It is perfect for first-time buyers or those looking to downsize.

Tenure: Leasehold

Lease Term: Started in 2002 with a lease of 999 years.

Term Remaining: 975 years remaining

Service Charge: £1,433.34 a year

Ground Rent: Not payable

Local Authority: London Borough of Enfield

Council Tax Band: C

Entrance

Hallway

Hardwood door to front aspect, radiator, spotlights, large built in storage cupboards, one housing a plumbed space for washer/dryer and wall mounted boiler.

Secondary Hallway

Mirrored wall, doors to remaining rooms, loft access.

Lounge

Double glazed window to rear aspect, radiator.

Kitchen

Double glazed window to front aspect, matching range of wall and base units, 4-ring electric hob, electric oven, integrated extractor hood, radiator, stainless steel sink, and drainer with mixer tap, space for fridge freezer, spotlights.

Bedroom

Two windows to rear aspect, radiator, built in wardrobes with built in features including mirror, drawers and shelving.

Bathroom

Double glazed opaque window to side aspect, vanity hand basin with mixer taps and built in storage surround, low flush w/c, bath with mixer tap and shower extension, heated towel rail, electric underfloor heating, spotlights, large fitted mirror.

Communal Gardens

Gated entrance with residents parking.

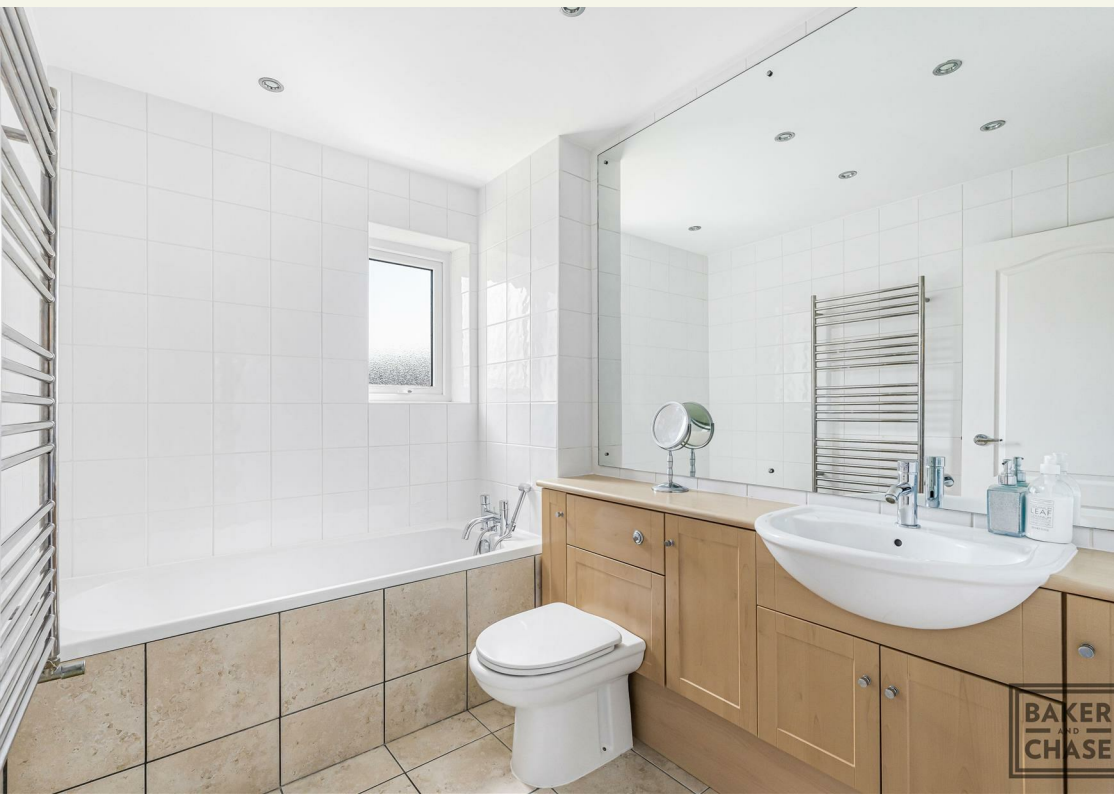
Garage En Bloc

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.

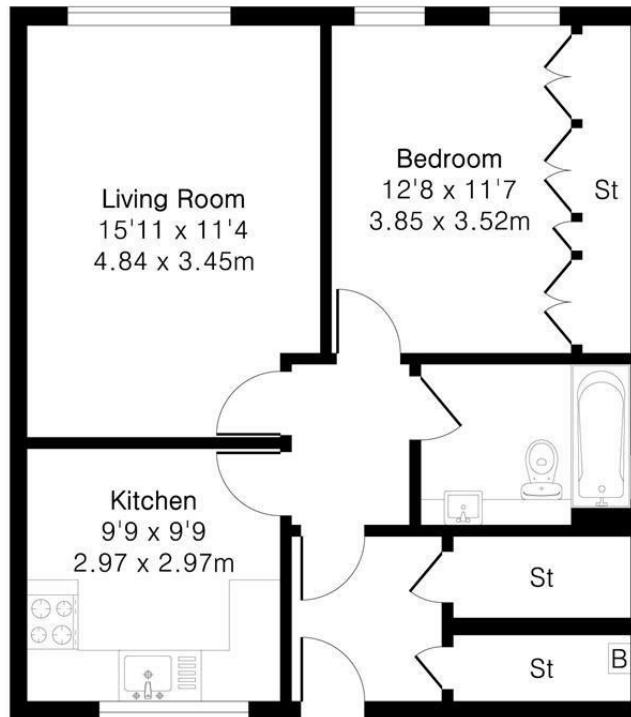
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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 607 sq ft - 56 sq m



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

