



## Adamsrill Close, Enfield

Available

£385,000 (Share of Freehold)





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**This bright and welcoming three-bedroom apartment is an excellent choice for first-time buyers or small families.**

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Located in Adamsrill Close, Enfield, this well-presented two-bedroom apartment is an ideal choice for first-time buyers or those seeking to downsize.

The flat boasts a bright and inviting atmosphere, featuring an open-plan layout that seamlessly connects the lounge and kitchen areas. The spacious lounge is filled with natural light, creating a perfect space for relaxation or entertaining guests. The kitchen is fully equipped with integrated appliances and provides ample storage, making meal preparation both easy and enjoyable.

Both bedrooms are generously sized and benefit from plenty of natural light, ensuring a comfortable living experience. The bathroom is neatly presented, featuring a shower over the bath and modern fixtures that enhance the overall appeal of the property.

Additionally, residents will appreciate the convenience of a communal car park, providing easy parking options. Situated in a quiet residential area, this flat enjoys a balance of privacy and accessibility. Local amenities, including shopping and dining options, are within easy reach, particularly in Enfield Town.

Transport links are excellent, with both Enfield Town and Enfield Chase train stations offering quick access to central London. Families will find well-regarded schools nearby, such as Enfield Grammar School and St. Andrew's CE Primary School, along with green spaces like Forty Hall Park, perfect for outdoor activities.

This property presents a fantastic combination of convenience, space, and location, making it a must-see for anyone looking to secure a home in this vibrant part of Greater London.

Tenure: Share of Freehold  
Lease Term: Started in 1998 with a lease of 999 years.  
Term Remaining: 971 years remaining  
Service Charge: £1,000 a year  
Ground Rent: Not payable  
Local Authority: Enfield  
Council Tax Band: D

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## Front

### Hallway

Laminate wood flooring, radiator, telephone entry system, door to storage room/office, doors to both bedrooms, door to bathroom, door to lounge.

### Lounge

Laminate wood flooring, two radiators, uPVC double glazed window to rear aspect, door to kitchen.

### Kitchen

Laminate wood flooring, radiator, uPVC double glazed window to side aspect, eye and base level units, stainless steel sink with mixed tap, cupboard housing 'Vaillant' boiler, fitted 'Bosch' electric oven, fitted 'Bosch' electric hob with extractor oven, integrated fridge/freezer, integrated washing machine.

### Storage room/office

Carpet, radiator, cupboard housing: fuse box and electric meter.

### Bedroom One

Carpet, radiator, uPVC double glazed window to rear aspect.

### Bedroom Two

Carpet, radiator, uPVC double glazed window to rear aspect.

### Bathroom

Laminate wood flooring, part-tiled walls, extractor fan, bath with mixer tap and shower attachment, pedestal wash hand basin with mixed tap, low level WC.

### Communal Garden

### Communal Parking

### Disclaimer

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

- a. Pets are not allowed to attend viewings.





**BAKER**  
AND  
**CHASE**



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.

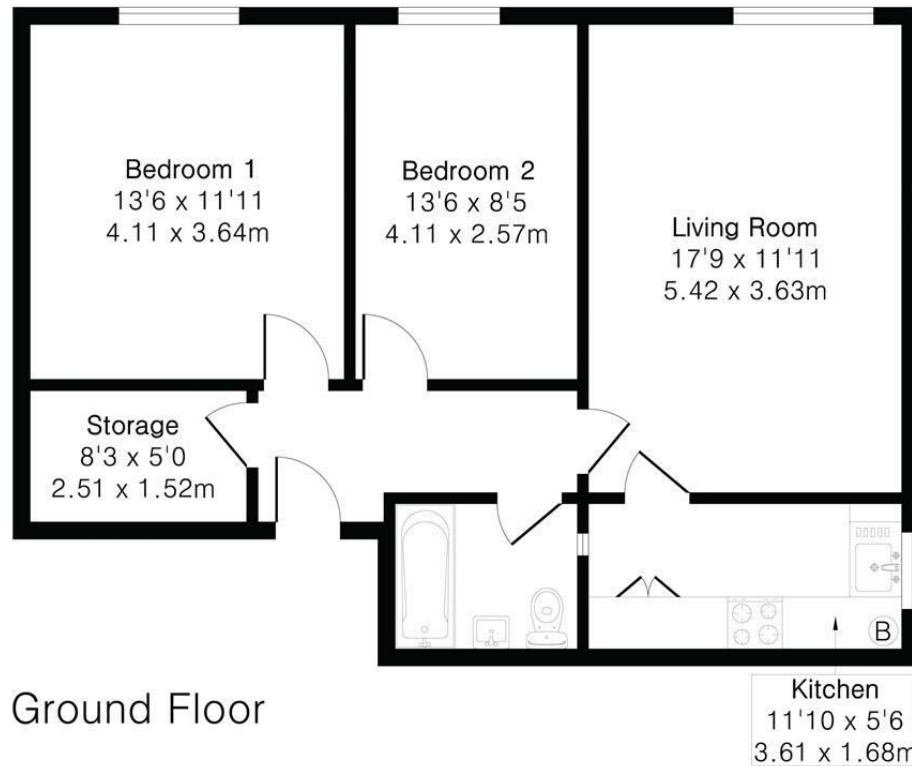
**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**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 719 sq ft - 67 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

