



Southbury Road, Enfield

Available

Offers in excess of £299,995 (Leasehold)





Offering well-planned accommodation with a private southerly facing garden, this one-bedroom conversion flat is well positioned for access to Enfield Town, local amenities and transport links.

Positioned on Southbury Road in Enfield, this well-proportioned first-floor conversion flat offers a practical layout, private garden and excellent access to local amenities and transport links.

The property comprises a spacious reception room with plenty of natural light, a separate kitchen, a well-sized bedroom and a bathroom. The layout makes good use of the available space, while loft access provides useful additional storage we believe could be extended into STPP.

A particular feature is the southerly facing rear garden, providing a sunny outdoor area for relaxing, gardening or entertaining during the warmer months.

Enfield Town Station is approximately 0.6 miles away, providing regular rail services and easy access to the wider London transport network. Southbury Station is also nearby.

The surrounding area offers a good selection of amenities, including The Banc on Southbury Road, Günes Restaurant and Caffè Pausa, as well as Starbucks and Wagamama nearby. For everyday shopping, Tesco, Morrisons and Aldi are all within the surrounding area.

Local schooling includes George Spicer Primary School, Bush Hill Park Primary School, Kingsmead School and Bishop Stopford's School. For outdoor recreation, Bush Hill Park, Aldersbrook Avenue Recreation Ground and the wider green spaces around Enfield provide opportunities for walking and leisure.

This one-bedroom conversion flat would suit first-time buyers, investors or those seeking a manageable home with its own garden, useful storage and strong transport connections.

Tenure: Leasehold *(The vendors are currently purchasing their share of the freehold interest).

Lease Term: Started in 1978 with a lease of 189 years.

Term Remaining: 141 years remaining

Service Charge: Not payable

Ground Rent: Not Payable

Local Authority: London Borough of Enfield

Council Tax: B

Exterior

Communal Hallway

Wood flooring, front door leading to inner hallway.

Inner Hallway

Stairs to first floor landing, wooden flooring, wall mounted fusebox and electric meter.

First Floor Landing

Wooden flooring, coving to ceiling, loft access, uPVC double glazed stained glass window to side aspect, radiator, storage cupboard, access to lounge, access to kitchen, door to bedroom, door to bathroom.

Lounge

Wooden flooring, coving to ceiling, radiator, double glazed window to front aspect, marble surround.

Kitchen

Wooden flooring, double glazed window to front aspect, eye and base level units, spotlights to ceiling, space for fridge/freezer, fitted electric oven, fitted gas hob with extractor over, stainless steel sink with mixer tap, space for dishwasher, space for washing machine, cupboard housing 'Vaillant' boiler.

Bedroom

Laminate wood flooring, coving to ceiling, radiator, double glazed window to rear aspect, fitted wardrobes.

Bathroom

Tiled flooring, tiled walls, heated towel rail, coving to ceiling, walk-in shower cubicle with mains fed shower, low level WC, bath with mixer tap and shower attachment, frosted double glazed window to rear aspect, wash hand basin with mixer tap.

Rear Garden

Part-paved area, part-pebble stone area, raised concrete area.

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.

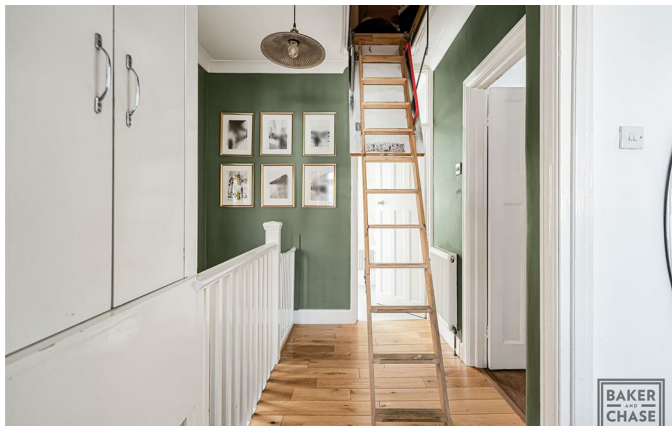
Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed 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 516 sq ft - 48 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 D / Local Authority: London Borough of Enfield / Council Tax Band: B

