



## Gloucester Road, Enfield

£2,650 Per month ()





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**Baker and Chase are delighted to offer this immaculate 3-bedroom Victorian end-of-terrace house, with a stunning kitchen/diner, 2 bathrooms, in a desirable, residential location in North Enfield, close to Hilly Fields. Available 4th April 2026.**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £79,500pa+

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Baker and Chase are delighted to offer this immaculate 3-bedroom Victorian end-of-terrace house, with a stunning kitchen/diner, in a desirable, residential location in North Enfield, close to Hilly Fields.

Access is via the side of the property. Once inside there is a separate front facing lounge, with Plantation shutter blinds and a stylish ornamental feature fireplace. The rear of the property has, over time, been extended to create a wonderful open plan kitchen/dining room, with central island unit and bi-folding doors leading onto a patio and overlooking the lovely rear garden.

The first floor offers a large double bedroom, spanning the width of the property, again complete with Plantation shutter blinds. There is a further bedroom, which has the added benefit of a walk-in dressing room/study/play area, making it an excellent 3rd bedroom. A beautiful generous and well equipped family bathroom with roll top bath and corner shower unit completes the first floor accommodation.

The second floor has been converted and hosts the main loft bedroom, and provides ample storage, plus an en-suite shower room.

Gloucester Road is a desirable, residential location, north of Lancaster Road, close to Hilly Fields. The area is excellent for families, as there is a great selection of local schools. Gordon Hill BR Train station is only 760 yards away and offers a regular service to London Moorgate via Finsbury Park (Victoria & Piccadilly Lines). For anyone looking for outside space, Hilly Fields is a stones' throw away and Whitewebbs Country Park & Estate is just beyond that.

Offered partly furnished and is available from 4th April 2026 .

For more information, or to arrange your viewing, please call our office.

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## Exterior

Storm porch, outside lighting, front garden with mature hedges and gravel, gas meter. Side partly glazed wooden front door leading to

## Small hallway

Ceramic tiled flooring, stairs to first floor landing, ceiling spotlights, doors to

## Lounge

Wooden flooring, ceiling spotlights, double radiator, brick exposed chimney breast, with hearth, shelving and built in cupboard to right side of chimney breast, double glazed window to front, wooden shutters. Corner sofa. Footstool with storage.

## Open plan kitchen and dining room

Kitchen

Ceramic tiled flooring, underfloor heating, ceiling spotlights, 2 velux windows, bi fold doors with blinds, leading to rear garden, range of gloss wall and base units, wooden worktops, tiled splashbacks, built in CDA 4 ring electric hob, built in CDA electric oven, integrated CDA fridge freezer, integrated Indesit washing machine, integrated CDA dishwasher, cupboard housing wall mounted Vaillant combi boiler, central island with gloss base units, worktop, inset 1 & 1/2 bowl ceramic sink with mixer tap,

Diner

Ceramic tiled flooring, ceiling spotlights, double radiator, underfloor heating, dining table with bench and 4 chairs, door to

Under stairs storage

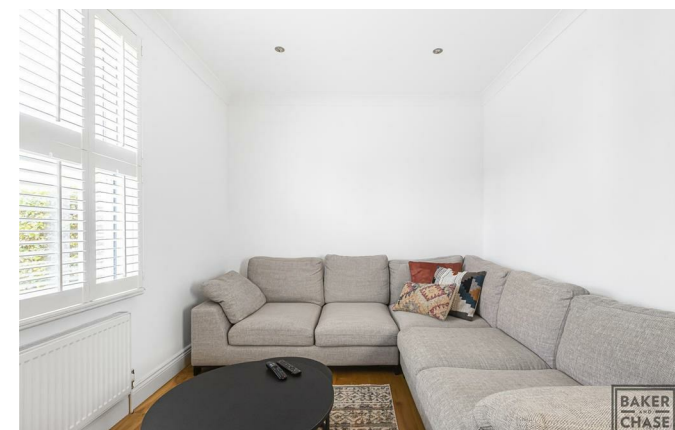
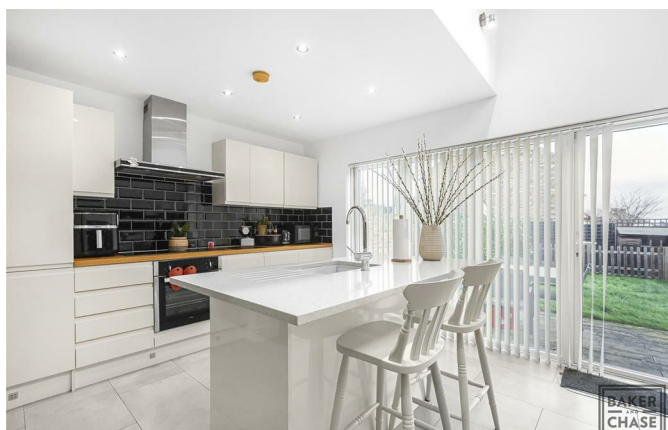
Light, consumer unit, electric meter, shelving, storage rack.

## First floor landing

Laminate flooring, ceiling spotlights, stairs leading to second floor,

## Bedroom 2

Laminate flooring, 2 x double radiators, 2 double glazed windows to front, wooden shutters, ceiling spotlights, new fitted wardrobes, king bed base with storage to stay, 2 bedside drawer units, door to storage cupboard.





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### Bedroom 3

Split level, laminate flooring, ceiling spotlights, 2 x double radiators, velux window with blind, double glazed window to rear, window blind, wardrobes.

### Bathroom

Mosaic ceramic tiled flooring, ceiling spotlights, extractor fan, double glazed window to rear, window blind, wall mounted wash hand basin with cupboard under, mixer tap, low flush wc, freestanding roll top bath with mixer tap shower attachment, corner shower cubicle, rain shower head, further shower attachment, partly tiled walls, chrome heated towel rail.

### Bedroom 1 loft room

Laminate flooring, ceiling spotlights, built in storage into eaves plus fitted wardrobes, providing ample storage. 2 Velux windows with blinds, double glazed window to side, window blind, double radiator, king size bed base and mattress with storage under, 2 bedside drawer units. Door to

### En suite shower room

Tiled flooring, frosted double glazed window to side, extractor fan, ceiling spotlights, low flush wc, wall mounted wash hand basin with cupboard under, wall mounted mirror, walk in shower cubicle with rain shower and further shower attachment.

### Rear Garden

Patio, lawn, laurel trees, wooden shed, side access, further small storage shed, outside lighting, outside water tap.

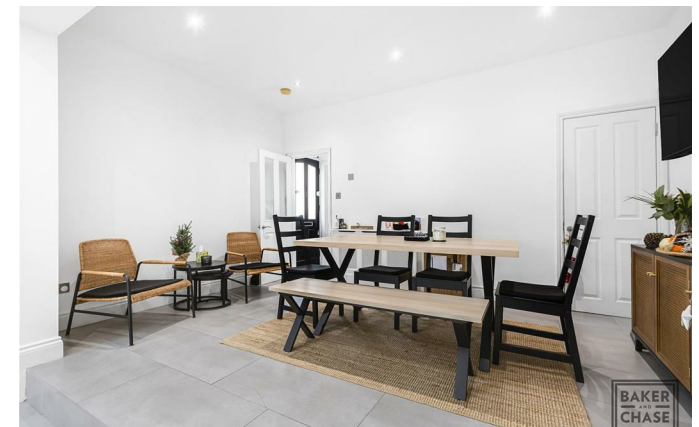
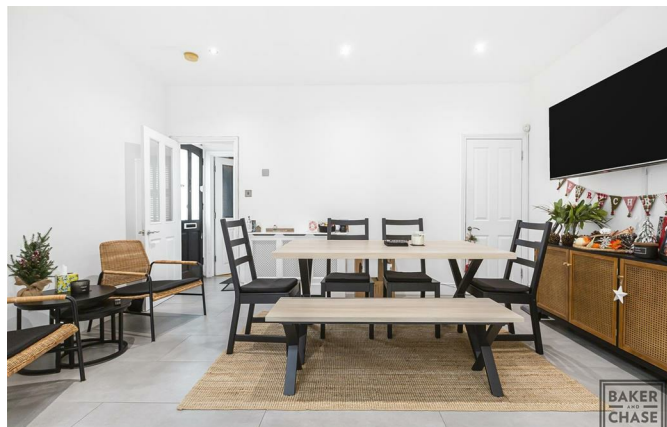
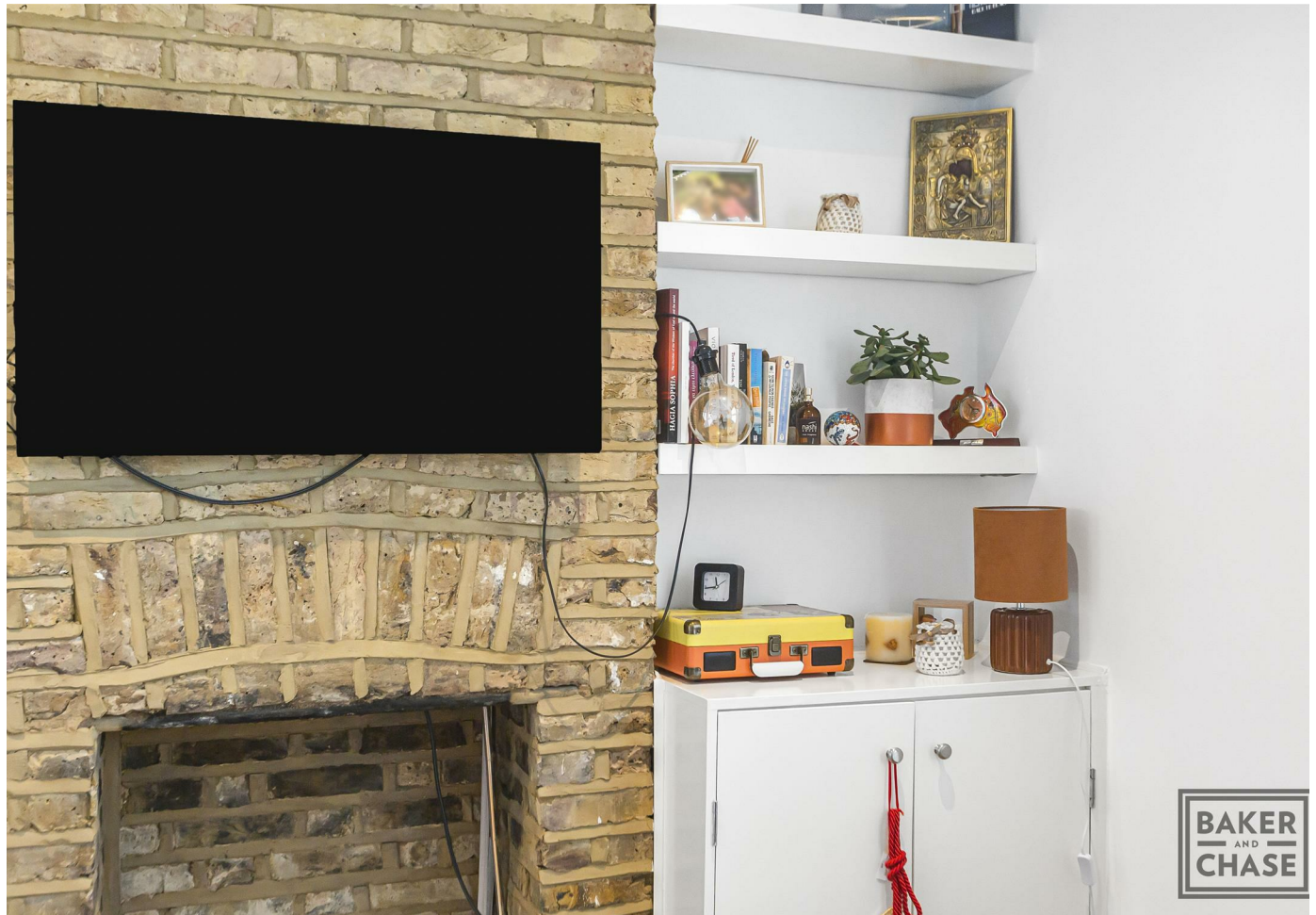
### Disclaimer

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

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent:





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Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

**Consent to Rent:** By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

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

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

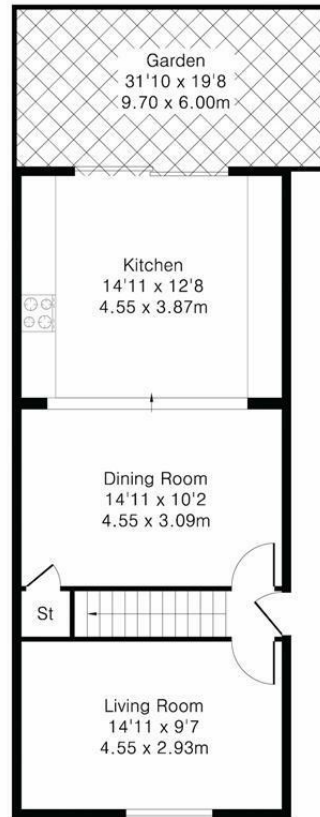
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**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Fixtures:** Items shown in photographs are NOT included. A list of the furnishings can be requested separately.





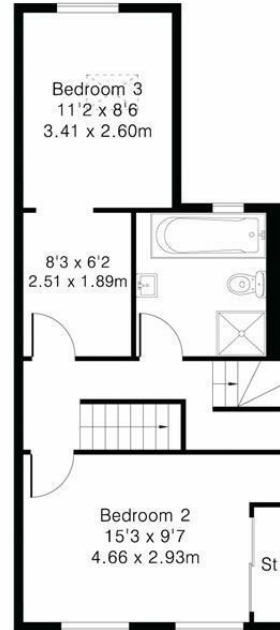
Ground Floor

**Approximate Gross Internal Area 1241 sq ft - 115 sq m**

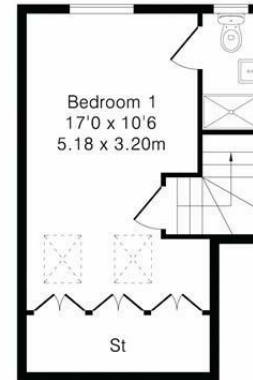
Ground Floor Area 541 sq ft - 50 sq m

First Floor Area 448 sq ft - 42 sq m

Second Floor Area 252 sq ft - 23 sq m



First Floor



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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: Enfield / Council Tax Band: E

