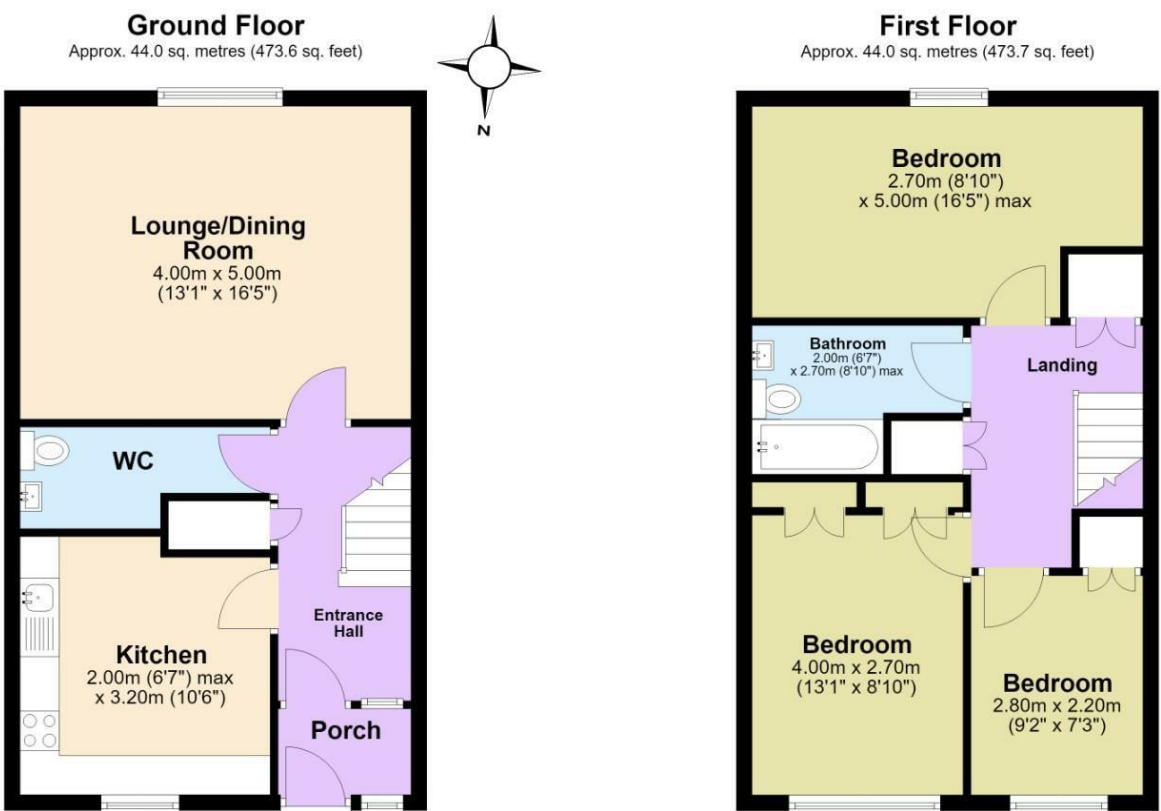


Floor Plan

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Total area: approx. 88.0 sq. metres (947.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Bowood Road



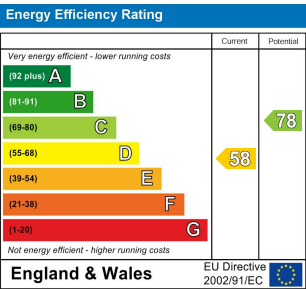
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£294,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Contact Us

- 0203 634 9998
- hello@bricksestateagents.co.uk
- 186 Queens Road, Buckhurst Hill, Essex, IG9 5BD



89 Bowood Road,
Enfield, EN3 7LL

Nestled on Bowood Road in the vibrant area of Enfield, this splendid three-bedroom duplex apartment offers a perfect blend of modern living and comfort. With a high-spec kitchen that caters to all your culinary needs, this property is ideal for families or those seeking a lucrative investment opportunity.

The apartment boasts a spacious reception room, providing a welcoming space for relaxation and entertainment. Each of the three bedrooms is thoughtfully designed, ensuring ample space and privacy for all family members or guests. The two well-appointed bathrooms add to the convenience of this delightful home.

One of the standout features of this property is the stunning field views at the back, enhanced by dual aspect double-glazed windows that flood the space with natural light. This creates a warm and inviting atmosphere throughout the apartment, making it a truly enjoyable place to live.

The location is superb, with excellent transport links that make commuting a breeze, while the surrounding area offers a vibrant community feel, perfect for those who appreciate a lively neighbourhood.

This leasehold property has 85 years remaining, with a ground rent of £100.00 per annum and a service charge of £2,300.00 per annum. It falls under Council Tax Band C in Enfield, making it a practical choice for potential buyers.

Bricks Estate Agents proudly presents this delightful property, which is not to be missed. Whether you are looking for a family home or a smart investment, this apartment on Bowood Road is sure to impress.

89 Bowood Road, Enfield, EN3 7LL

3 2 1 D

- Guide Price £300,000 - £325,000
- Splendid Three-Bedroom Duplex Apartment
- Spacious Reception Room For Relaxation
- Stunning Field Views With Natural Light
- Vibrant Community Feel In The Area
- Nestled On Bowood Road In Enfield
- High-Spec Kitchen For Culinary Needs
- Thoughtfully Designed Bedrooms For Privacy
- Excellent Transport Links For Commuting
- 85 Years Remaining On Leasehold Property

Kitchen
6'6" x 10'5" (2.00 x 3.20)

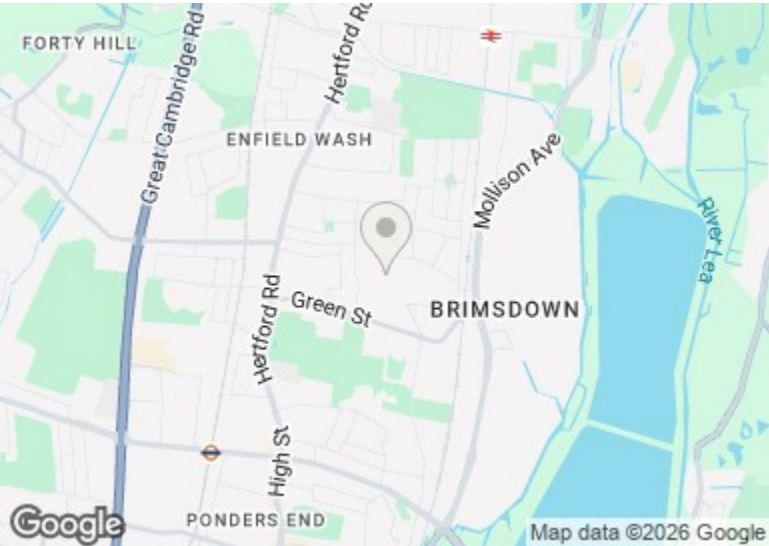
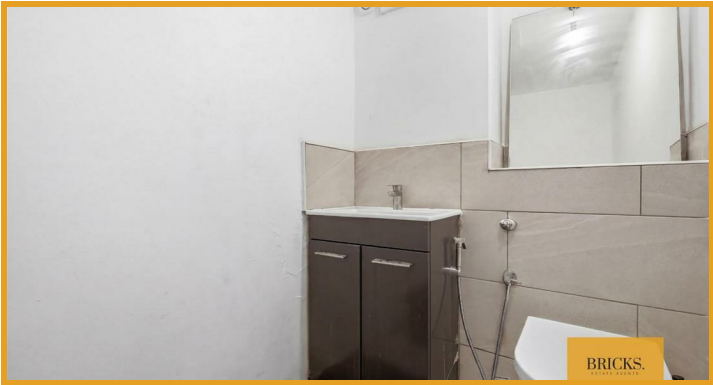
Lounge / Dining Room
13'1" xx 16'4" (4.00 xx 5.00)

Master Bedroom
8'10" x 16'4" (2.70 x 5.00)

Bathroom
6'6" x 8'10" (2.00 x 2.70)

Bedroom Two
13'1" x 8'10" (4.00 x 2.70)

Bedroom Three
9'2" x 7'2" (2.80 x 2.20)



Directions

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