



Park Avenue, Enfield

Available

£340,000 (Freehold)





A spacious two-bedroom upper maisonette with a private garden, excellent transport links and plenty of potential to create a wonderful home in sought-after Bush Hill Park.

Located on Park Avenue in the popular Bush Hill Park area of Enfield, this spacious two-bedroom upper maisonette offers generous accommodation, a private rear garden and excellent potential for modernisation.

The property is accessed via its own private front door and features two well-proportioned double bedrooms, making it an ideal home for couples, small families or buyers looking for a property with scope to add their own style and value. There is also loft access, providing useful additional storage and potential for future development, subject to the necessary permissions.

To the rear, the private garden offers a pleasant outdoor space for relaxing or entertaining. While the property would benefit from some updating, it provides an excellent blank canvas for a new owner to create a home tailored to their own requirements.

The location is a key attraction, with Bush Hill Park Station approximately half a mile away, providing convenient rail connections towards central London. The area offers a good selection of local shops, supermarkets and everyday amenities, while Enfield Town is nearby for a wider choice of shops, restaurants and services.

For families, there are several schools within the surrounding area, while Bush Hill Park provides attractive green space and leisure facilities, including children's play areas, tennis facilities, basketball hoops, cycle paths and an outdoor gym.

Offered chain-free, this property combines space, outdoor living, excellent transport links and genuine potential, making it an appealing opportunity for both homeowners and investors.

Tenure: Leasehold

Lease Term: Started in 1965 with a lease of 999 years.

Term Remaining: 938 years remaining

Service Charge: Not payable

Ground Rent: £21 a year

Local Authority: London Borough of Enfield

Council Tax: C

Lobby

Cupboard housing fuse box, stairs to first floor landing.

First Floor Landing

Carpet, loft access, cupboard housing water tank, further storage cupboard, doors to all rooms.

Lounge

Carpet, electric storage heater, double glazed window to rear aspect.

Kitchen

Lino flooring, double glazed windows to side and rear aspect, part-tiled walls, eye and base level units, electric storage heater, storage cupboard, stainlesssteel sink with mixer tap, space for washing machine, space for electric oven, space for fridge/freezer.

Bedroom One

Carpet, coving to ceiling, double glazed window to front aspect, electric storage heater, storage cupboard.

Bedroom Two

Carpet, electric storage heater, double glazed window to front aspect, storage cupboard.

Bathroom

Vinyl flooring, heated towel rail, part-tiled walls, frosted double glazed window to side aspect, low level WC, pedestal wash hand basin, panelled bath with mixer tap, electric shower.

Rear Garden

Part paved area, rest laid to lawn, shrub borders, timber-built shed.

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.

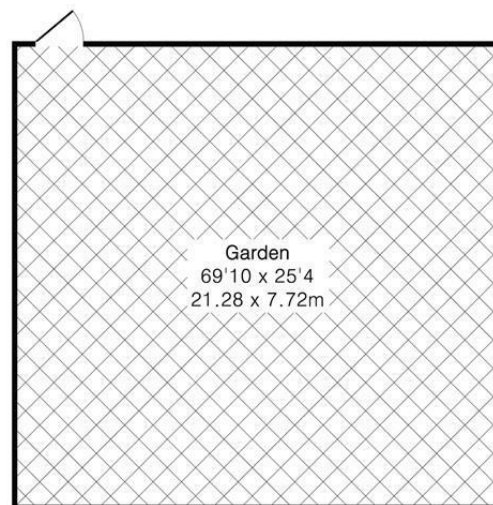
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

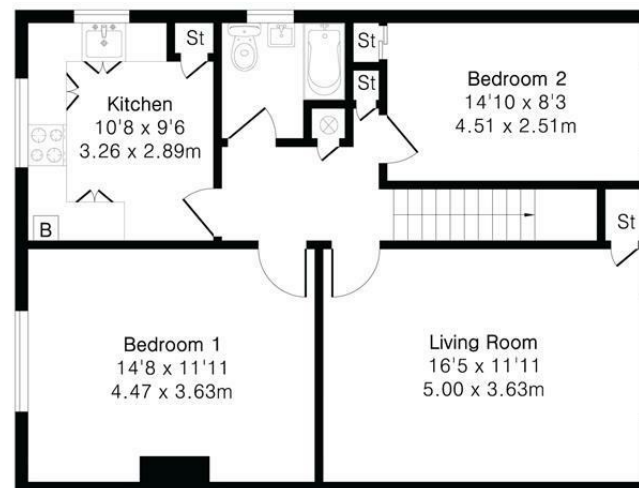
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Approximate Gross Internal Area 718 sq ft - 67 sq m



Garden



First 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 D / Local Authority: London Borough of Enfield / Council Tax Band: D

