

OFFERS IN EXCESS OF

£650,000

Bycullah Road

Enfield, EN2 8PH

PROPERTY SUMMARY

Set along the sought-after Bycullah Road in Enfield EN2, this exceptional three-bedroom flat combines elegant design with generous living space, extending to approximately 1,800 sq ft. Beautifully finished throughout, the property offers a rare blend of character, comfort and practicality - ideal for families or buyers seeking space without compromise.

The welcoming reception room is both spacious and inviting, centred around a striking fireplace that creates the perfect setting for cosy evenings. Real herringbone wooden flooring runs throughout the home, adding warmth and sophistication, while soundproofing in all principal rooms (excluding bedrooms) ensures a calm and peaceful living environment.

The kitchen is thoughtfully designed and fully equipped with modern appliances, including a dishwasher and dryer, making everyday living effortless. The bathroom is a standout feature, finished to a luxurious standard with a stone bathtub, bespoke handmade basins and a high-spec Japanese toilet, creating a true spa-like retreat.

All three bedrooms are well proportioned, offering flexibility for family living, home working or guest accommodation. Bespoke handmade solid wooden doors throughout further enhance the property's unique character and craftsmanship.

Externally, the flat benefits from its own private garden - an ideal space for relaxing, entertaining or enjoying outdoor dining. A private garage provides secure parking and valuable additional storage. Further practical features include loft access and a fire escape.

Perfectly positioned, the property is just 0.5 miles from Enfield Chase Station, offering direct links into central London, and is within walking distance of several outstanding-rated schools. Bycullah Road is well regarded for its quiet, residential feel while remaining close to local shops, cafés, green spaces and the wider amenities of Enfield Town.







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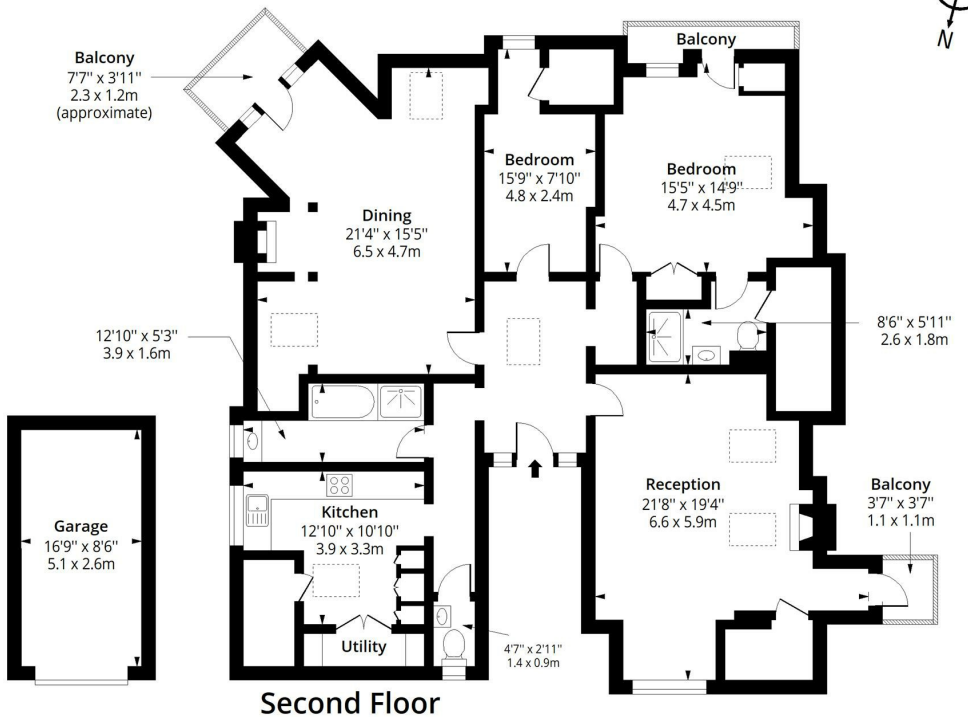






Bycullah Road, EN2

Approx. Gross Internal Area 1553 Sq Ft - 144.27 Sq M
Approx. Gross Garage/Balcony Area 209 Sq Ft - 19.42 Sq M



Second Floor

Floor Area 1553 Sq Ft - 144.27 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 5/2/2026

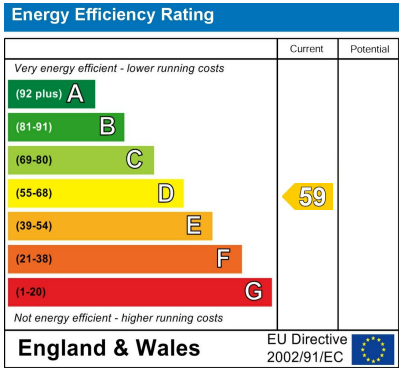
LOCAL AUTHORITY

TENURE
Leasehold

EPC RATING
D

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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