



Winchester Close, Village Road, Bush Hill Park, Enfield

£1,450 Per month ()





Baker and Chase present this lovely recently painted 1-bedroom, ground floor flat, complete with a modern fitted kitchen including a washing machine, compact dishwasher, good size lounge and lovely communal grounds. Communal parking. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £43,500pa+

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Baker and Chase are pleased to present this lovely recently painted 1-bedroom, ground floor flat, complete with a modern fitted kitchen including a Hoover washing machine, Hoover compact dishwasher, built in electric oven and hob and a fridge freezer. Lovely modern bathroom with a bath plus a shower attachment and a spacious 15' double bedroom with a fitted wardrobe and a 22' bright, airy lounge both with laminate flooring.

There is ample built in storage space in the lounge and the hallway and the property is a good size throughout.

Externally, there are well kept communal grounds, gated entry to the rear which provides a shortcut to Bush Hill Park London Overground Station and communal parking.

Winchester Close is a desirable and secluded turning immediately off Village Road. The location allows easy access to Bush Hill Park London Overground Station, only 0.3 miles away and Enfield Town with its wide range of shopping facilities. Road links are also good, with the A10 & A406 both very accessible. Village Road is served by the 377, W8 and 329 bus offering access to Oakwood, Chase Farm Hospital and Enfield Town respectively. The property also sits close to the popular Raglan Junior School.

Offered part furnished and is available now.

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

Communal parking

Communal parking available

Exterior

Well kept communal grounds. Communal entrance door leading into block.

Hallway

Wooden front door leading to entrance hallway. Laminate flooring, double radiator, door to storage cupboard housing the consumer unit, electric meter, ample storage.

Bedroom

Laminate flooring, double radiator, double glazed window, window blind, fitted wardrobe with mirror fronted sliding doors.

Bathroom

Marble tiled flooring, marble tiled walls, extractor fan, wall mounted heated towel rail, low flush wc, wall mounted wash hand basin with cupboard below, panel enclosed bath with a mixer tap and shower attachment, glass shower screen, wall mounted mirror.

Lounge

Laminate flooring, double radiator, floor to ceiling double glazed windows, door to storage cupboard.

Kitchen

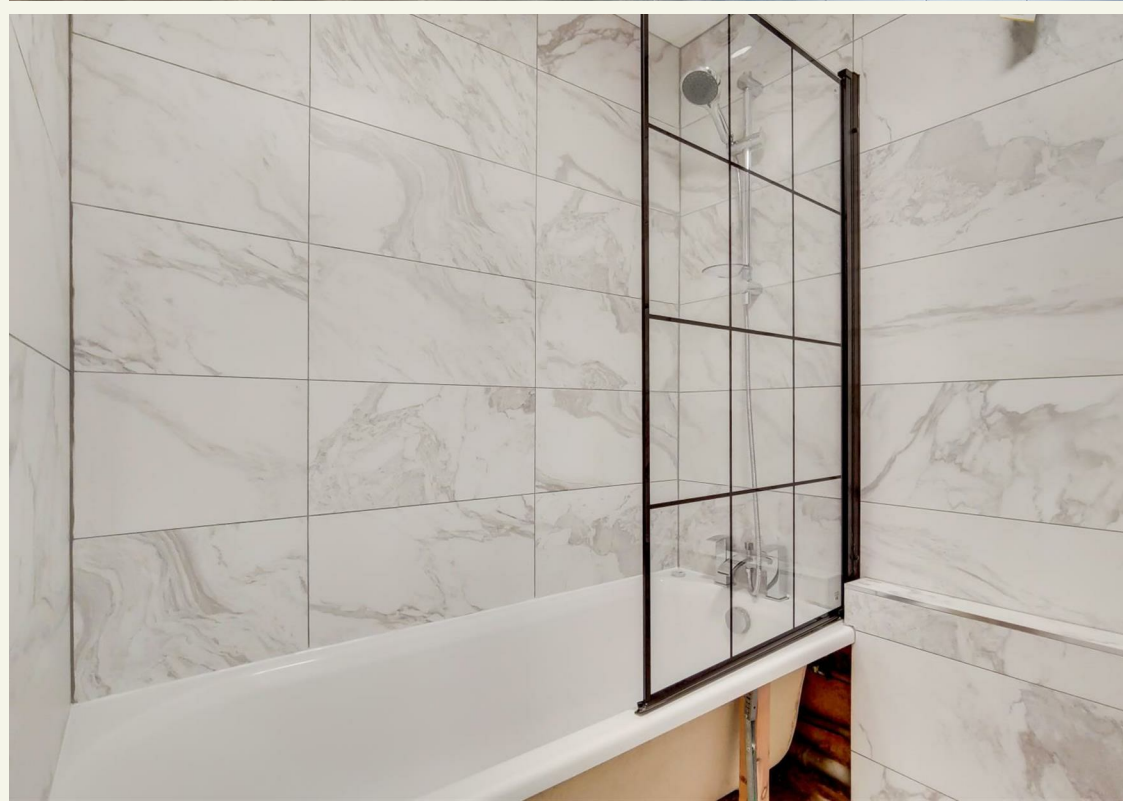
Marble tiled flooring, double glazed window, a range of gloss wall and base units, marble effect worktops, single drainer stainless steel sink unit with mixer taps, Hoover compact dishwasher, Hoover washing machine, built in Belling electric hob, built in electric oven, extractor hood over, Hoover fridge freezer, cupboard housing boiler.

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.







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: 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.

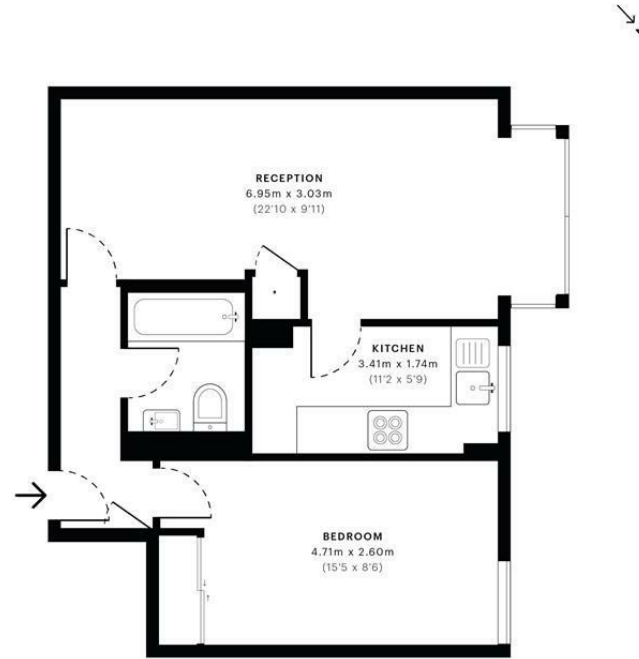


Winchester Close, EN1

CAPTURE DATE 05/12/2020 LASER SCAN POINTS 14,498,740

GROSS INTERNAL AREA

45.37 sqm / 488.36 sqft



— Ground Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property.
45.37 sqm / 488.36 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
includes balconies, restricted head heights
42.48 sqm / 457.25 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spic® Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area as essential: 45.60 sqm / 490.63 sqft
area as essential: 42.92 sqm / 461.99 sqft
*Excluded from measurements
area id: 5f58e2954c76010db783d4d

EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: C

