



St. Andrews Road, Enfield, EN1 3UB

welcome to

St. Andrews Road, Enfield

Rarely available two-bedroom Edwardian conversion, situated in this popular residential location, just minutes from Enfield Town Rail Station (Liverpool Street Line), Palace Gardens Shopping Centre, pubs, restaurants, parks, schools and within easy access of both the A10 with its abundance of retail facilities and M25 Motorway.

The spacious accommodation occupies the entire first floor with access to loft and benefits from a recently extended lease of 177 years remaining*.



Communal Entrance Lobby

Door to flat. Easy rise stairs to first floor landing.

Landing

Fitted carpet, two accesses to two lofts, double radiator, doors to all rooms.

Lounge

17' 3" max x 15' 3" into bay (5.26m max x 4.65m into bay)
Sash double glazed windows, double radiator, meter cupboard, fitted carpet, a range of built-in shelving.

Kitchen / Breakfast Room

12' 1" x 11' 1" (3.68m x 3.38m)
Fitted in a range of base and wall cupboards with one and a half bowl stainless steel sink and drainer, cooker space with tiled splashback, plumbing for washing machine, space for tumble dryer and dishwasher, wall mounted gas central heating boiler, space for fridge-freezer, vinyl floor, double radiator.

Bedroom One

11' x 9' 10" (3.35m x 3.00m)
Fitted carpet, double radiator.

Bedroom Two

7' 9" x 7' 8" (2.36m x 2.34m)
Fitted carpet, double radiator. Currently used as a study/work room.

Bathroom / WC

Comprises low flush WC, pedestal basin, panelled bath, glass shower cubicle, frosted window to side, part tiled walls, vinyl floor, double radiator.

Outside

Front Garden

16b Enjoys the benefit of a shared access west facing front garden, mature hedging, shrubs, and brick retaining wall.

*Lease extension to 177 years is currently in hand by the current vendor and will be available before completion.



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welcome to

St. Andrews Road, Enfield

- 177 Year Lease Remaining*
- Spacious Kitchen / Breakfast Room
- Large Lounge
- Sash Double Glazed Windows To Front Aspect
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Service Charge: 980.00

Ground Rent: 89.64

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

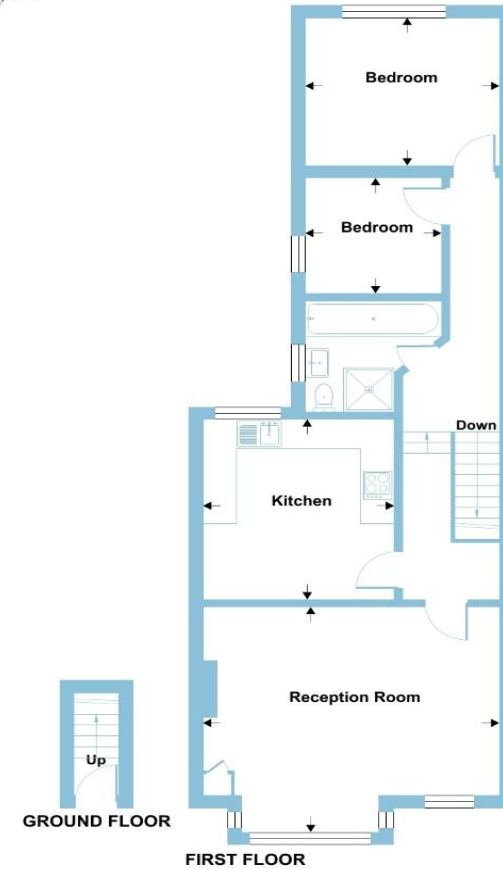


St. Andrews Road, Enfield, EN1

Approximate Area = 778 sq ft / 72.2 sq m
For identification only - Not to scale

£400,000

Please note the marker reflects the postcode not the actual property



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Barnfield Marcus. REF: 1321620



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Property Ref:
ENF105275 - 0005

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