



Temple House, Old Park Ride, EN7

For Sale

£309,995





Stunning 1-bedroom flat, on the top floor of this Georgian Mansion House, with 3 acres of communal grounds, double garage and share of freehold

Situated on the edge of the Theobalds Park Estate, previously home to Theobalds Palace, a significant stately home and later Royal Palace of the 16th/early 17th centuries and close to the border of North London and Hertfordshire, is this outstanding 1-bedroom flat, beautifully positioned on the top (first) floor of this stunning Georgian Mansion House, complete with East facing balcony and double garage, surrounded by 3 acres of manicured grounds.

Set in a rural position, within easy access of the M25 (J25) and A10, Temple House is a collection of just 10 flats accessed via secure gates, with a sweeping entrance offering ample parking for both residents and visitors as well as discreet garages for each property.

The aspect, tranquillity and picturesque nature of Temple House has to be seen to be appreciated. The south easterly aspect of the flat, ensures lots of natural light throughout the property. The current owners have stylishly improved the kitchen, which offers fitted appliances, real wood work surfaces and dining table. The bathroom has also been improved and includes a skylight and large walk-in shower. The bedroom includes a built-in wardrobe and the living room boasts a duel aspect with double doors onto the flat's private balcony. There are beautiful Georgian sash windows throughout and the flat is the only one to offer a private balcony.

Temple House is accessed via Old Park Ride, which is opposite the entrance to Tottenham Hotspur's World Class training complex on Whitewebbs Lane. There are excellent road links close by including the A10 & M25. Crew Hill B.R Station is approx. 2.5 miles away and offers a direct line into London Moorgate in 39 minutes. Enfield Town and Brookfield Farm offer a range of nearby shopping facilities and Enfield Chase and Forty Hall also offer a range of local shopping options.

Postcode: EN7 5HY

Tenure: Share of Freehold

Service Charge: £175 pcm

Ground Rent: Nil

Local Authority: Broxbourne

Entry & Grounds

Electronic gates, with entry phone intercom system, sweeping carriage driveway, approx 3 acres of manicured grounds, access to garages

Entrance

Carpeted communal entrance, stairs to first floor

Hallway

Front door, built in storage, doors to remaining rooms:

Lounge

16'2" x 13'2"

x2 radiators, sash window to front aspect, double doors to side aspect onto balcony, coving to ceiling, power points,

Balcony

East facing with unobstructed country views

Kitchen

17'1" (at longest point x 12'0" at widest point

Sash window to front aspect, range of wall and base units with Butchers block work surfaces over, 1 1/2 stainless steel sink and drainer with mixer tap, 4-ring electric hob with extractor fan over, electric fan assisted oven, integrated low level fridge and dishwasher, radiator, coving to ceiling, fitted seated/dining area, tiled splash backs, ample power points, real wood floor

Bedroom

12'8 x 9'7

Sash window to front aspect, electric panel heater, built in wardrobe, coving to ceiling, power points

Bathroom

Skylight, walk in shower, low flush w/c, hand basin, tiled walls, heated towel rail

Double Garage

Electric doors, power and lighting

Disclaimer

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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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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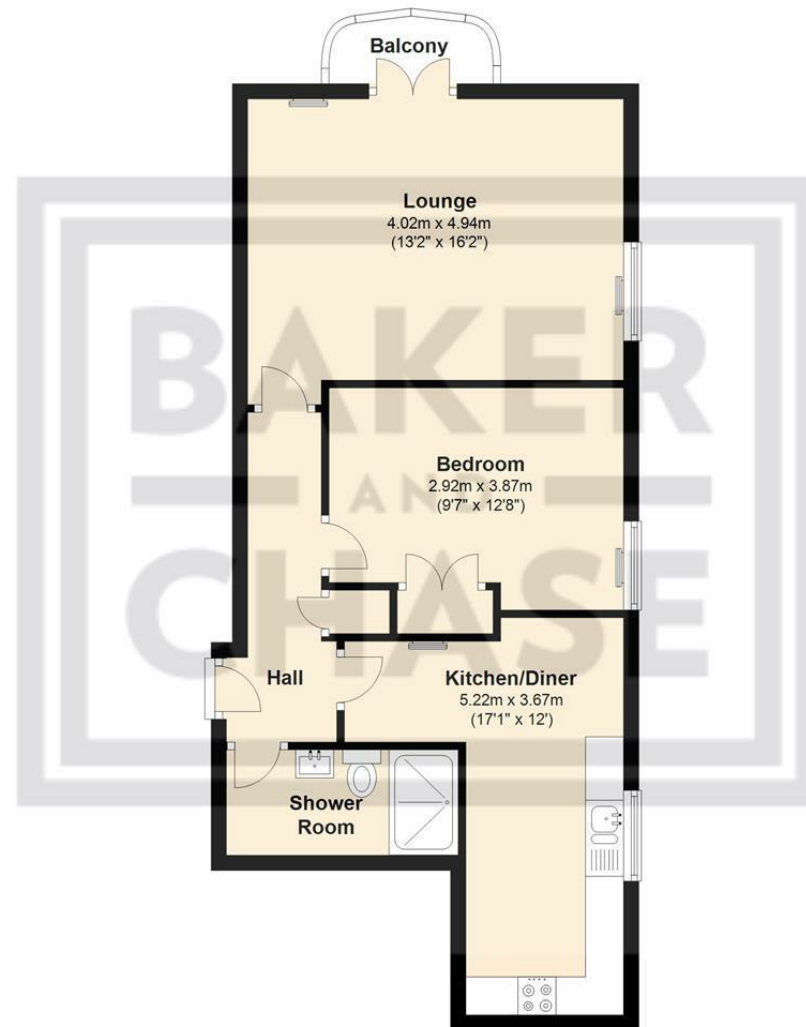
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Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



First Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



EPC Rating E

Total area: approx. 53.9 sq. metres (580.1 sq. feet)