



Bycullah Road, Enfield, EN2

Available

£375,000





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Offered in very good condition and having been completely renovated by the current owners, the accommodation begins via a large hallway leading to a spacious lounge with large windows throughout allowing for lots of natural light. A modern kitchen follows offering plenty of built in storage space. A tastefully designed family bathroom and w/c are on offer next. The accommodation concludes with three generously sized double bedrooms.

Externally, the property benefits from communal gardens and private storage areas.

The property is sure to appeal to a number of people, including first time buyers, families and buy-2-let investors.

The location is undoubtedly a key feature as the property is positioned directly off of Windmill Hill allowing access to local shops and restaurants which include Waitrose and Tesco Express as well as Enfield Chase B.R station which serves Moorgate via Finsbury Park (Victoria & Piccadilly Lines) in approximately 30 minutes. Enfield Town and its range of shopping facilities are also only a short distance away.

Tenure - Leasehold

Lease term remaining - 91 years

Ground Rent - £10 per annum

Service Charge - £905 per annum approx

Front

Inner Hallway

Radiator, storage cupboard housing fuse box and electric meter, video entry phone system, laminate wood flooring, doors to all bedrooms, door to bathroom, door to WC, door to kitchen, door to lounge.

Lounge

Storage cupboard, radiator, uPVC double glazed window to rear aspect.

Kitchen

Radiator, wall mounted 'Vaillant' combination boiler, part tiled walls, uPVC double glazed window to side aspect, storage cupboard, eye and base level units, plumbed for washing machine, space for fridge/freezer, fitted electric oven, fitted gas hob with extractor over.

Bedroom One

Radiator, uPVC double glazed window to side aspect, fitted wardrobes.

Bedroom Two

Radiator, uPVC double glazed window to side aspect.

Bedroom Three

Radiator, uPVC double glazed window to side aspect, storage cupboard.

Bathroom

Frosted uPVC double glazed window to side aspect, tiled flooring, part-tiled walls, wash hand basin with mixer tap, panelled bath with mixer tap and shower over.

WC

Frosted uPVC double glazed window to side aspect, low level WC.

External Area

Communal gardens, resident's parking, own personal storage cupboard.

Disclaimer

Consumer Protection from Unfair Trading Regulations





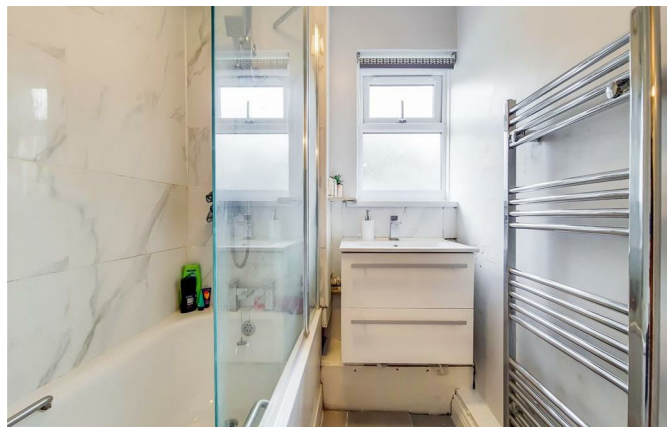


2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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. They may however be available by separate negotiation.

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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Anti-Money Laundering Regulations: 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.

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.

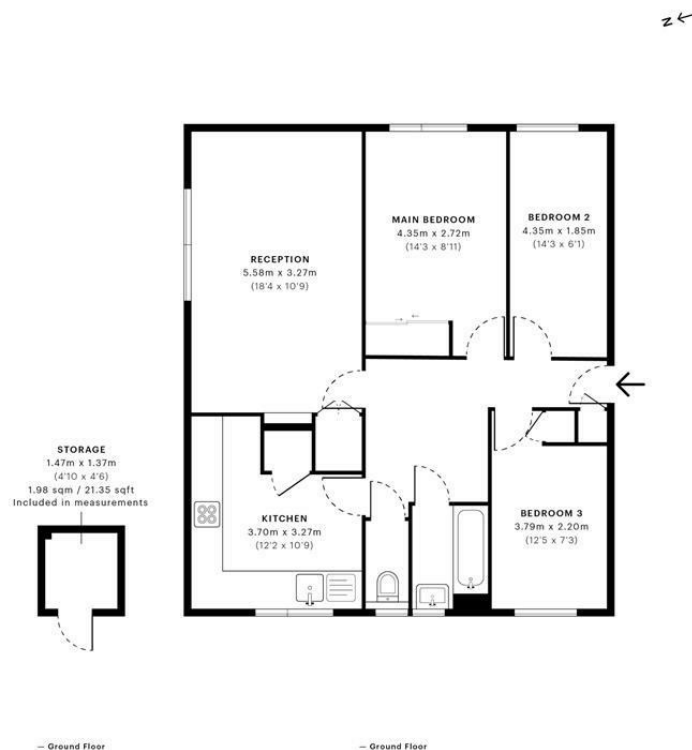


Bycullah Road, EN2

CAPTURE DATE: 05/02/2022 LASER SCAN POINTS: 2,368,369

GROSS INTERNAL AREA

75.18 sqm / 809.23 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
75.18 sqm / 809.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
70.05 sqm / 754.01 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
1.98 sqm / 21.31 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Speco 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 38 RESIDENTIAL: 75.18 sqm / 809.23 sqft
AREA 30 RESIDENTIAL: 72.22 sqm / 777.37 sqft
SPEC ID: 615826f93699100e6dc7157b

EPC Rating

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