



Forsyth Place, Enfield

Completed

£415,000



3



1



2



✓



✓

Spacious 3 bedroom, top floor flat in the much sought after area of Village Road, Bush Hill Park



Baker and Chase are delighted to offer this bright and spacious 3 bedroom apartment - positioned in the top corner of this attractive, sought after building in Bush Hill Park.

Located on the corner of the tree lined Village Road and Forsyth Place, the picturesque surroundings are complemented by the fact the property sits only 0.3 miles from Bush Hill Park British Rail Station, serving London Liverpool Street via Seven Sisters (Victoria line) in around 30 minutes.

The accommodation comprises of 3 bedrooms, 2 bathrooms plus a sizeable dual aspect lounge and separate kitchen. The lounge also offers French doors onto a private balcony. The property also offers a garage en-bloc and beautifully manicured communal gardens.

The apartment is being sold with a Share of Freehold (996 years remaining) so there is zero ground rent to pay. The building is also managed independently, so the annual service charges have been reduced significantly to £620 per annum, offering outstanding value for an apartment of this nature.

Chestbrook Court, Forsyth Place is a sought after and secluded turning immediately off Village Road. The apartment allows easy access to Bush Hill Park British Rail Station and Enfield Town with its 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.

Agents Comments:

The first things we noticed when we viewed the apartment was the sheer size of each of the rooms all of which are bright, spacious and airy giving it a lovely feel. The picturesque and green surroundings are also really impressive, especially considering how close you are to both Enfield Town and Bush Hill Park.



Hallway

x2 Built in storage cupboards, radiator, power points, doors to remaining rooms

Lounge

18'2 x 13

Window to rear aspect, french doors to side aspect onto balcony, power points, television point, coving, radiator, door to kitchen

Kitchen

12'8 x 7'3

Window to side aspect, range of matching wall and base units with roll top work surfaces over, 1 1/2 stainless steel sink and drainer with mixer tap, plumbed spaces for dishwasher and washing machine, space for free standing over, with tiled splash-backs and extractor fan over,

Bedroom 1

15'8 x 9'9

Window to side aspect, radiator, power point, built in wardrobes

Bedroom 2

15'8 x 9'9

Window to side aspect, power point, television point, radiator

Bedroom 3

7'4 x 7'3

Window to side aspect, radiator, power points

Main Bathroom

Panel bath with shower attachment over complete with shower screen, pedestal hand basin, low flush w/c, heated towel rail, tiled wall and floor

Bathroom 2

Wall mounted sink, low flush w/c, walk in electric shower cubicle, tiled floor and walls

Outside

Manicured communal grounds and a secure detached garage.



EPC Rating C

SECOND FLOOR
946 SQ FT / 87.9 SQ M