



Drapers Road, Enfield

Under Offer (SSTC)

Offers in excess of £250,000 (Leasehold)





Baker and Chase present this larger than average 2-bedroom maisonette with front & rear gardens, requiring a lease extension and full refurbishment throughout.

The property comes with a 41-year lease. We therefore invite cash-buyers only.

Welcome to Ridgeway Mansions, a charming ground floor maisonette in the sought-after location of Drapers Road, Enfield. Offering immense potential, this property is ideal for those looking to create their perfect home or add value through renovation.

This spacious 2-bedroom maisonette is in need of a full makeover, making it the perfect project for those seeking a property they can shape to their own style. The property benefits from a generous living space, a private garden and a bonus utility room offering added versatility, the home is perfect for anyone seeking to create a tailored living space

Ridgeway mansions is perfect for; buyers who are looking for a project, Investors looking to add value through renovation, or anyone wanting to live in a quiet, yet well-connected location. Whether you are an investor seeking to enhance the property's value or a buyer with a vision, this maisonette offers incredible potential to create a modern and comfortable home.

Ridgeway Mansions is ideally located in a quiet residential area of Enfield, yet conveniently close to the amenities of Enfield Town. The property benefits from excellent transport links, including easy access to Enfield Chase B.R Station (mainline into London Moorgate) and local bus routes, making commuting into central London and beyond a breeze.

Tenure: Leasehold

Lease term: 99 years from 24th August 1967

Lease term remaining: 41 years approx.

Service Charge: NIL

Ground Rent: £18.18 p/annum

Local Authority: Enfield

Council Tax Band: D

Front

Hallway

Carpet, wooden skirting boards, radiator, cupboards, doors to

Reception Room

Carpet, wooden skirting boards, radiator, double glazed windows to front aspect

Kitchen

Vinyl flooring, radiator, wall and base units, sink with two taps, double glazed windows to rear aspect

Utility Room

Tiled surround sink with two taps

Bathroom

Vinyl flooring, tiled surround, radiator, w/c low flush, vanity sink with mixer tap, bath with shower attachment, double glazed windows to rear aspect

Bedroom 1

Carpet, wooden skirting boards, radiator, double glazed windows to front aspect

Bedroom 2

Carpet, wooden skirting boards, Double glazed windows to rear aspect

Garden

Lawned area,

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.

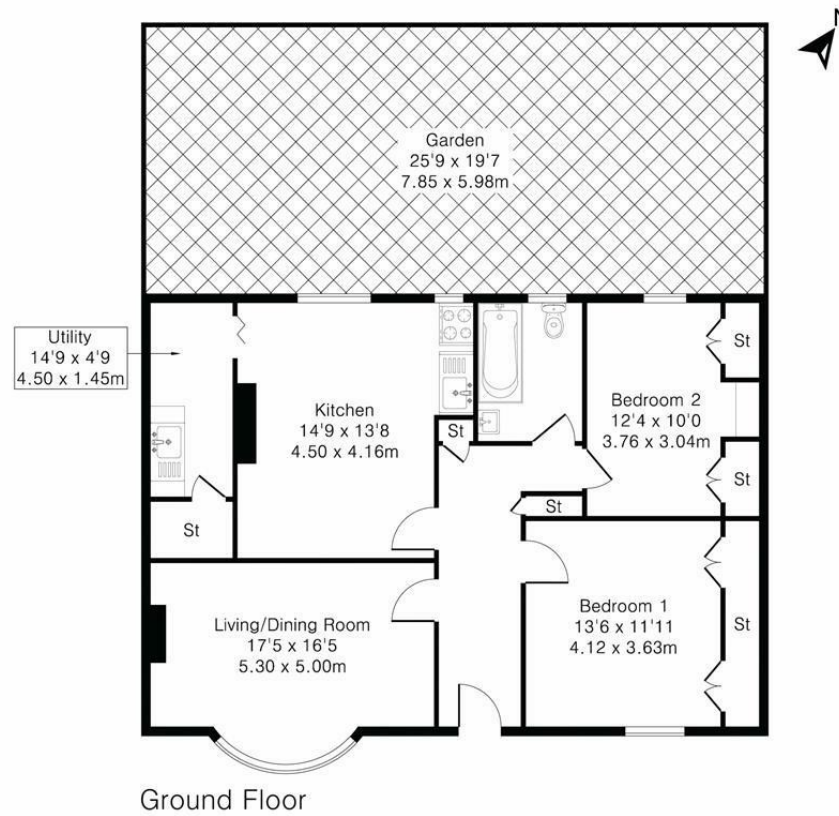
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



Approximate Gross Internal Area 876 sq ft - 81 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating E / Local Authority: Enfield / Council Tax Band: D

