



## **Adamsrill Close, Enfield**

Available

Offers in excess of £375,000 (Leasehold - Share of Freehold)





---

**Nestled in a peaceful residential area, this charming two-bedroom flat offers the perfect blend of comfort, convenience, and modern living in the heart of Enfield.**

---

This well-presented two-bedroom ground-floor flat in Adamsrill Close, Enfield, presents an excellent opportunity for first-time buyers or those looking to downsize. With a Share of Freehold, a long lease of 973 years, and being offered chain-free, this property offers both security and peace of mind for the future.

The flat is bright and welcoming, with an open-plan flow between the lounge and kitchen areas, making it ideal for both relaxing and entertaining. The spacious lounge features plenty of natural light and provides an ideal space to unwind. The kitchen is fully equipped with integrated appliances and offers ample storage, making meal preparation a breeze.

There are two well-sized double bedrooms, each benefiting from natural light and offering plenty of room for comfortable living. The bathroom is neatly presented, with a shower over the bath and modern fixtures. The property also comes with the added benefit of a communal car park, offering convenient parking.

Set in a quiet, residential area, the flat enjoys both privacy and accessibility. Local amenities are within easy reach, including the shopping and dining options at Enfield Town. Transport links are excellent, with Enfield Town and Enfield Chase train stations providing quick access to central London. Families will appreciate the proximity to well-regarded schools, including Enfield Grammar School and St. Andrew's CE Primary School, as well as nearby green spaces like Forty Hall Park, perfect for outdoor activities.

Offering a fantastic combination of convenience, space, and location, this property is a must-see for anyone looking to secure a home in this vibrant part of Greater London.

Tenure: Share of Freehold  
Lease Term Remaining: 973yrs (approx.)  
Service Charge: £1,000 pa  
Ground Rent: NIL  
Local Authority: Enfield  
Tax Band: D

---

## Front

### Inner Hallway

Laminate wood flooring, vertical radiator, telephone entry system, two storage cupboards, (one housing: fuse box & electric meter), door to lounge, doors to both bedrooms, door to bathroom.

### Lounge

Laminate wood flooring, vertical radiator, coving to ceiling, uPVC double glazed window to rear aspect, cupboard housing 'Worcester Bosch' combination boiler, door to kitchen.

### Kitchen

Tiled flooring, part-tiled walls. uPVC double glazed window to side aspect, eye and base level units, radiator, stainless steel sink with mixer tap, fitted electric oven, fitted gas hob with extractor over, integrated fridge/freezer, integrated washer/dryer.

### Bedroom 1

Laminate wood flooring, uPVC double glazed window to rear aspect, radiator.

### Bedroom 2

Laminate wood flooring, radiator, uPVC double glazed window to rear aspect.

### Bathroom

Linoleum flooring, tiled walls, extractor fan, low level WC, wash hand basin with mixer tap, panelled bath mixer tap, mains fed shower.

### Communal Garden

### 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.

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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that





**BAKER**  
AND  
**CHASE**



any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

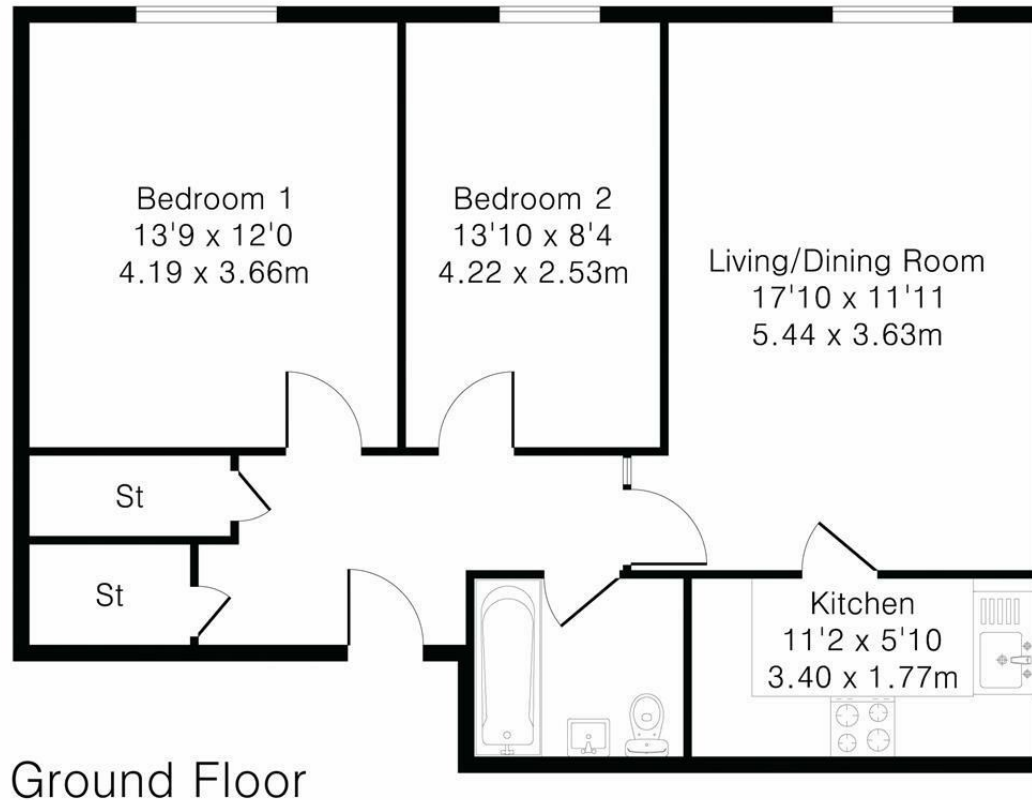
Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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 730 sq ft - 68 sq m



Ground Floor



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 C / Local Authority: Enfield / Council Tax Band: D

