



Brodie Road, Enfield

Available

£450,000 (Leasehold - Share of Freehold)





A beautifully presented ground-floor apartment with a private garden, generous living space and excellent transport links, perfectly positioned in one of Enfield's most convenient residential locations.

Situated on Brodie Road in the sought-after area of Enfield, this well-presented two-bedroom ground-floor Victorian conversion offers an excellent combination of comfort, practicality and convenience.

The property features a bright and spacious reception room filled with natural light, creating a welcoming space for both relaxing and entertaining. There are two generously sized bedrooms, providing ample accommodation for couples, small families or those working from home.

A particular highlight of the property is its private rear garden, offering a peaceful outdoor retreat ideal for entertaining guests or simply enjoying the warmer months. The flat also benefits from off-street parking for one vehicle. Set within a quiet residential location, the property enjoys easy access to a wide range of local amenities. Gordon Hill Station is approximately 0.4 miles away, providing direct rail connections into Central London and making the property particularly attractive to commuters.

Residents will find a variety of everyday conveniences nearby, including local supermarkets, cafés, independent shops and fitness facilities. The popular Medi's BBQ restaurant is just a short five-minute walk away, while Enfield Town Centre offers an extensive selection of high-street retailers, restaurants and leisure facilities.

Combining spacious accommodation, outdoor space, parking and excellent transport connections, this attractive apartment presents an outstanding opportunity for first-time buyers, downsizers, investors seeking a well-connected home in a desirable Enfield location.

Tenure: Leasehold initially, Share of Freehold to be gifted upon the completion of sale of both flats at the property.

Lease Term: To commence on completion with a lease of 999 years.

Term Remaining: 999 years on completion

Service Charge: Not Payable

Ground Rent: Not Payable

Local Authority: London Borough of Enfield

Council Tax: TBC

Communal Hallway

Composite front door, engineered wood flooring, stairs to first floor landing, cupboard housing: fuse box and electric meter, front door leading to inner hallway, shoe storage cabinet.

Inner Hallway

Engineered wood flooring, spotlights to ceiling, large storage cupboard, doors to both bedrooms, door to lounge, door to shower room.

Lounge

Engineered wood flooring, spotlights to ceiling, radiator, uPVC double glazed window to rear aspect, archway to kitchen.

Kitchen

Amtico flooring, spotlights to ceiling, eye and base level units, radiator, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, wall mounted 'Worcester Bosch' boiler, integrated AEG fridge/freezer, integrated Hoover washer-dryer, integrated Hotpoint dishwasher, fitted NEFF hide and slide electric oven, induction hob, extractor fan, in-set sink with mixer tap, quartz worktops.

Bedroom One

Engineered wood flooring, spotlights to ceiling, radiator, uPVC double glazed sash windows to front aspect.

Bedroom Two

Engineered wood flooring, radiator, spotlights to ceiling, uPVC double glazed window to rear aspect.

Shower room

Amtico flooring, part-tiled walls, spotlights to ceiling, extractor fan, heated towel rail, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed Mira shower, frosted uPVC double glazed window to side aspect.





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Private rear south-facing garden

Part paved Indian Sandstone patio area, part laid to lawn, shrub borders, outside tap, power point, outside further paved area to rear.

Front Garden

Paved for off-street parking for one car, shrub borders, lawn area, gas meter box.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

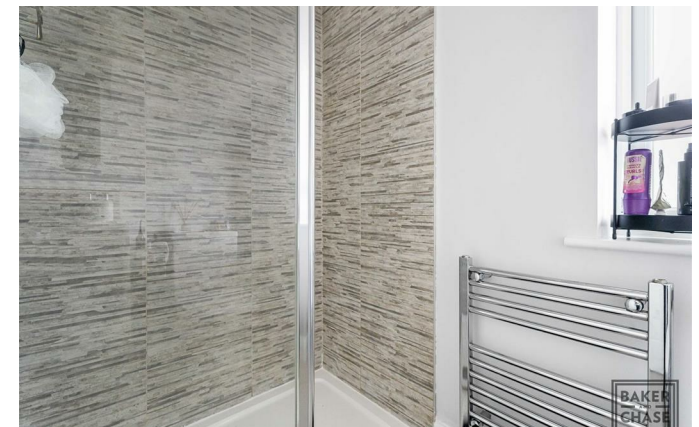
- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

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

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.

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





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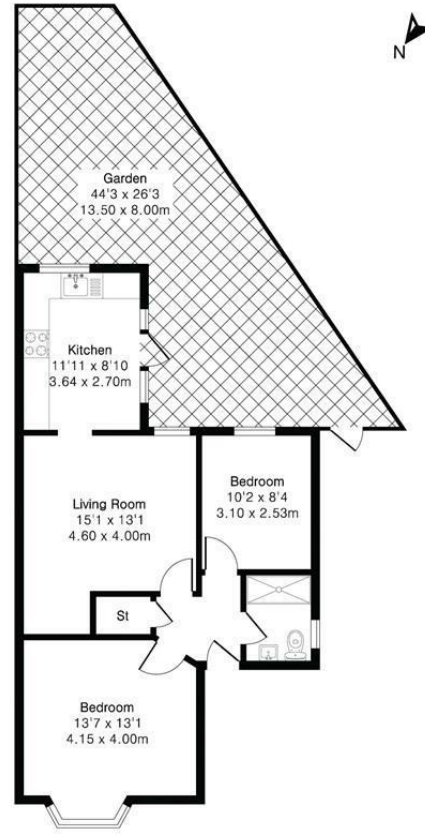


obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Approximate Gross Internal Area 627 sq ft - 58 sq m



Ground Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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: London Borough of Enfield / Council Tax Band: Exempt

