



Fotheringham Road, Enfield

Let (Marketing)

£1,650 Per month (Available from 13th July 2026, Part furnished)





Baker and Chase present this charming 2 double bedroom ground floor converted garden flat, offered in lovely condition throughout, situated in this most convenient location in Enfield. Available 13th July 2026.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £49,500+

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Baker and Chase present this charming 2 double bedroom ground floor converted garden flat, offered in lovely condition throughout, situated in this most convenient location in Enfield.

This property is offered with a modern fully fitted kitchen which includes a range of wooden wall and base units, quartz worktops, fitted Neff 4 ring gas hob, fitted Belling electric oven, integrated compact Zanussi dishwasher, integrated Zanussi washer dryer, integrated Zanussi fridge freezer,

2 double bedrooms, bedroom 2 with wall mounted storage units . Modern fitted bathroom with a bath plus a wall mounted shower attachment and shower screen. A bright and airy lounge with a brick exposed feature wall. Gas central heating and double glazing. This flat also benefits from its own 86' rear garden, ideal for those summer BBQ's and al fresco dining.

The property is conveniently located within 580 yards from Enfield Town Train Station and 0.6 miles from Bush Hill Park Rail Station, both providing easy access to central London and surrounding areas. For shopping and leisure, Enfield Town Centre is approximately 1 mile away, offering a variety of shops, restaurants, and entertainment options. Outdoor enthusiasts will appreciate the proximity to Bush Hill Park.

There is on street parking available and the road is a one way street.

Offered part furnished, and is available from 13th July 2026.

For more information, or to arrange your viewing, please call our office.

Exterior

Front garden. Hedge. Gas meter. Side access.

Entrance

Storm porch leading to part glazed wooden front door leading to communal hallway with wooden front door leading into

Lounge

Laminate flooring, 2 x double radiator, ceiling spotlights wall mounted wooden shelf, wall mounted tv bracket, part frosted double glazed bay window to front, window blinds, exposed feature brick wall.

Bedroom 1

Laminate flooring, double radiator, double glazed window to rear, window blind, ceiling spotlights, part exposed brick feature wall.

Inner hallway

Laminate flooring, double radiator, ceiling spotlights, step down, door to under stairs storage cupboard housing consumer unit, electric meter.

Bathroom

Slate tiled flooring, frosted double glazed window to side, ceiling spotlights, heated towel rail, mainly tiled walls, low flush wc, feature wash hand basin with mixer tap, wall mounted medicine cabinet with light, panel enclosed bath, mixer tap and shower attachment, further rain shower head, glass shower screen.

Kitchen

Ceramic tiled flooring, ceiling spotlights, double radiator, double glazed window to side, double glazed door leading to rear garden, wall mounted Ideal combi boiler, range of wooden wall and base units, quartz worktops, inset ceramic butler sink, mixer taps, integrated Zanussi fridge freezer, integrated Zanussi washer dryer, integrated compact Zanussi dishwasher, built in Neff 4 ring gas hob, built in Belling electric oven, extractor hood over.





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Bedroom 2

Laminate flooring, double radiator, ceiling spotlights, double glazed window to rear, window blind, wooden shelf, wall mounted storage cupboards.

Rear garden

Lawn, patio, mature tree, outside lighting, outside water tap, storage shed, side gate access.

Disclaimer

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

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

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: 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





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in agreeing the sale/rental.

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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

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.

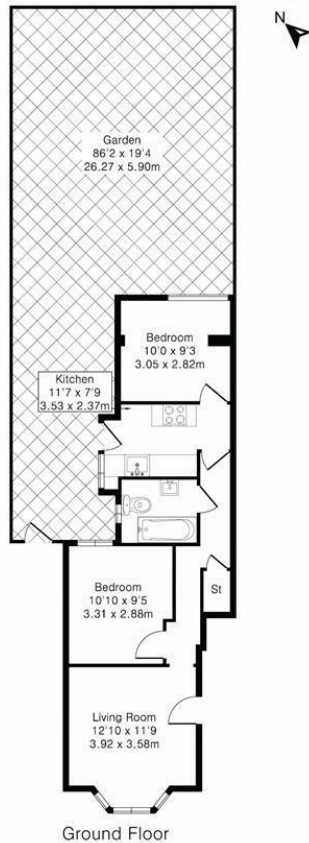
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.





Approximate Gross Internal Area 500 sq ft - 46 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 C / Local Authority: Enfield / Council Tax Band: C / Deposit required: £1,903

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