



Lymington Court, Lavender Hill, Enfield

Let (Marketing)

£1,450 Per month (Available from 6th July 2026, Unfurnished)





Baker and Chase are delighted to offer this charming 1 bedroom second (top) floor flat on Lavender Hill, Enfield, EN2, which offers access to Gordon Hill B.R Train Station (550 yards), serving Moorgate via Finsbury Park (Piccadilly Line) in around 30 minutes. Available 6th July 2026.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £43,500+pa

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Baker and Chase are delighted to offer this lovely second (top) floor 1 bedroom purpose built flat on Lavender Hill, Enfield, EN2, which offers access to Gordon Hill B.R station (550 yards), serving Moorgate via Finsbury Park (Piccadilly Line) in around 30 minutes.

The property benefits from a modern fitted kitchen with appliances including a washing machine, a bright and spacious 20' lounge with a built in office space area and a modern bathroom with a bath plus a shower attachment and screen. The bedroom comes with built in wardrobes and ample storage space and there is a separate storage cupboard off the hallway providing further storage. There is also resident parking available.

Enfield Town and its large range of shopping facilities are approximately 1 mile away.

Further benefits include access to Oakwood Tube Station (Piccadilly Line) approximately 1.7 miles away.

The property is unfurnished and is available 6th July 2026.

For further details or to arrange your viewing, please contact our office.

Exterior

Communal entrance door. Communal hallway with stairs leading to second (top) floor. Residents Parking available.

Lounge

Wooden front door leading into the lounge with wood flooring, double glazed window to front, loft access, built in desk and office space area into the eaves, 2 x wall mounted electric heaters

Bedroom

Fitted carpet, range of fitted wardrobes and storage cupboards, wall mounted TV, double glazed window to rear.

Inner hallway

Laminated flooring, door to airing cupboard housing hot water cylinder tank and storage. Door to walk in storage area into eaves with power and light.

Kitchen

Ceramic tiled flooring, ceiling spotlights, frosted double glazed window to side, wooden wall and base units, laminate effect roll top worktops, single drainer stainless steel sink unit, mixer tap, Samsung washing machine, built in electric oven and hob, extractor fan over, fridge freezer. Breakfast bar.

Bathroom

Modern fitted bathroom with ceramic tiled flooring, partly tiled walls, ceiling spotlights, extractor fan, low flush WC, wall mounted wash hand basin with cupboard under, panel enclosed bath with a mixer tap and shower attachment, shower screen, wall mounted heated towel rail.

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.





BAKER
AND
CHASE



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 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.

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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.

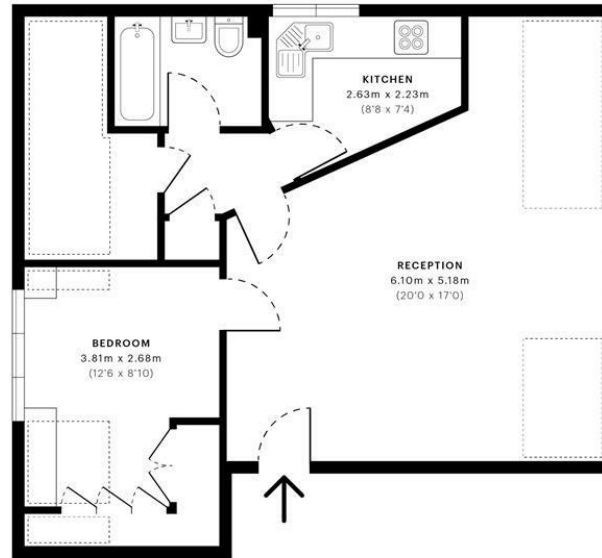


Lymington Court, EN2

CAPTURE DATE 18/11/2020 LASER SCAN POINTS 16,003,417


GROSS INTERNAL AREA

51.62 sqm / 555.63 sqft



— Second Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
51.62 sqm / 555.63 sqft

 NET INTERNAL AREA (NIA)
Excludes walls, and external features
Includes mezzanines, restricted head height
49.44 sqm / 532.17 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
11.10 sqm / 119.48 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 51.62 sqm / 555.63 sqft
IPMS 3C RESIDENTIAL 49.50 sqm / 532.81 sqft
SPX ID: 5fab83150242d202b057a5e8

EPC Rating D / Local Authority: Enfield / Council Tax Band: D / Deposit required: £1,673

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