

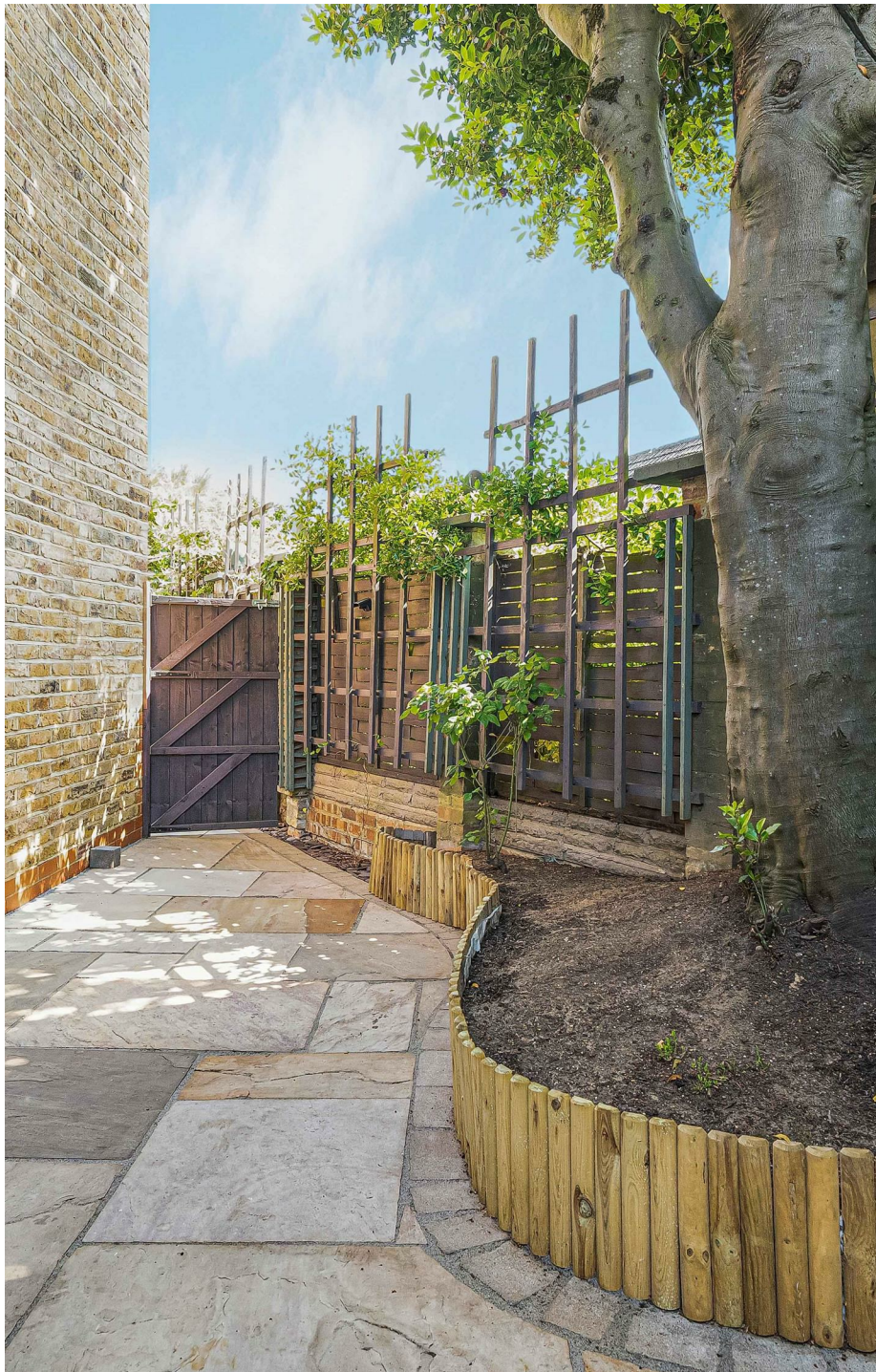


## **Brodie Road, Enfield**

Available

£495,000 (Leasehold - Share of Freehold)





---

**This spacious split-level flat offers well-balanced accommodation, modern conveniences, and a peaceful Enfield setting within easy reach of transport links and local amenities.**

---

Located on Brodie Road in the sought-after area of Enfield, this well-presented split-level Victorian conversion combines comfort, space, and convenience. Offering three generous bedrooms and two bathrooms, including an en-suite to the principal bedroom, it is ideally suited to families and professionals alike.

The flat offers a skyline city view from the Master Suite. The property features a bright and welcoming reception room that flows seamlessly into a modern fitted kitchen, creating an ideal space for both everyday living and entertaining. An additional office room provides valuable flexibility, perfect for those working from home or in need of a dedicated study space.

Outside, the property benefits from a private side garden, offering a pleasant area to relax, enjoy the outdoors, or entertain guests. A designated parking space further enhances the practicality of this home.

Situated in a quiet residential location, the flat is just 0.4 miles from Gordon Hill Station, providing convenient access to central London. A variety of shops, cafés, and restaurants are also within easy walking distance, including popular local favourites such as ZaZa, Zippola, Primitive Steakhouse and Holtwhites Bakery.

This attractive three-bedroom home presents an excellent opportunity to enjoy spacious, well-connected living 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 of sale 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

---

## Front Garden

Paved for off-street parking for one car, part laid to lawn, gas meter box.

## Communal Hallway

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

## Inner Hallway

Engineered wood flooring, radiator, uPVC double glazed sash window to front aspect, fitted storage, stairs to second floor landing, door to lounge, door to bathroom, door to office, door to bedroom two.

## Lounge

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

## Kitchen

Amtico flooring, uPVC double glazed window to side & rear aspect, spotlights to ceiling, wall mounted 'Worcester Bosch' boiler, in-set sink with mixer tap, space for washing machine, integrated Hotpoint dishwasher, integrated AEG fridge/freezer, fitted electric oven, fitted NEFF hid and slide induction hob with extractor over, radiator.

## Bedroom Two

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

## Office

Engineered wood flooring, uPVC double glazed window to side aspect, radiator.





## Bathroom

Frosted uPVC double glazed window to rear aspect, spotlights to ceiling, heated towel rail, low level WC, part-tiled walls, Amtico flooring, panelled bath with mixer tap and mains fed Mira shower, wash hand basin with mixer tap, extractor fan.

## Second Floor Landing

Carpet, spotlights to ceiling, doors to bedrooms one and three.

## Bedroom One

Engineered wood flooring, radiator, spotlights to ceiling, uPVC double glazed window to rear aspect, access to dressing area, door to en-suite.

## En-suite

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

## Bedroom Three

Engineered wood flooring, radiator, under eaves storage, two Velux windows to front aspect, fitted shelving.

## Side Garden

Paved Indian sandstone patio area, outside tap, timber-built shed.

## 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.





**BAKER**  
AND  
**CHASE**



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.

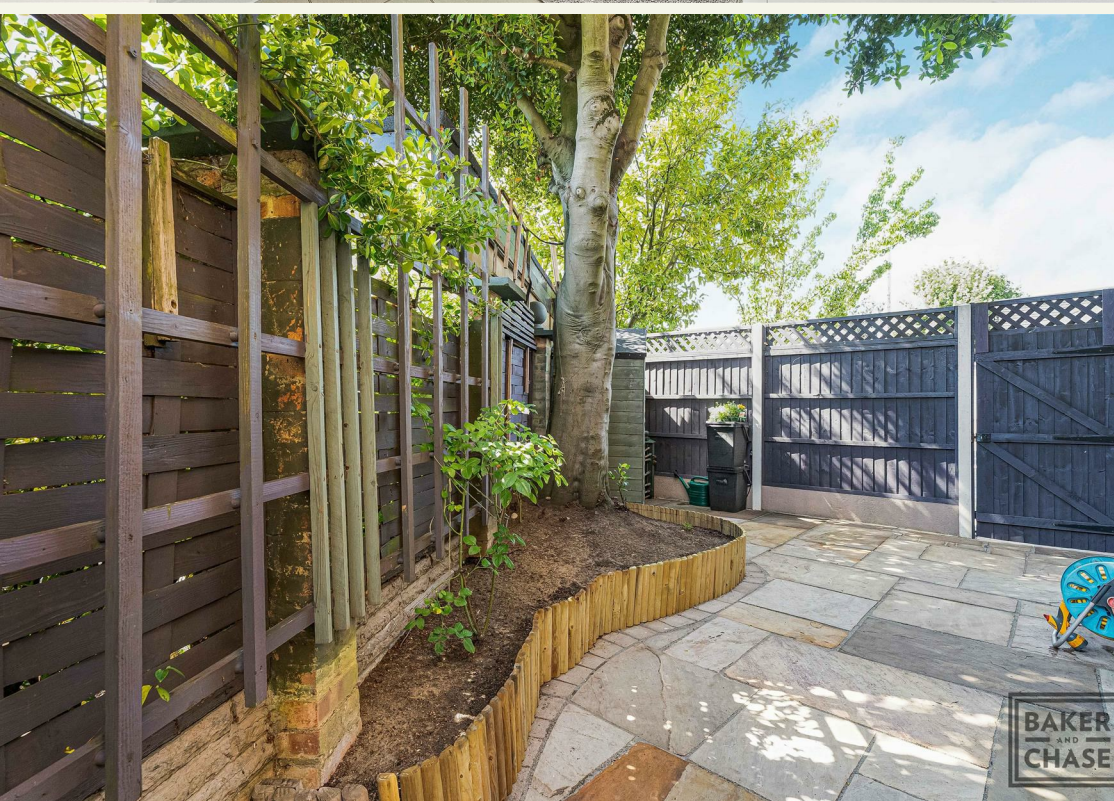
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 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.



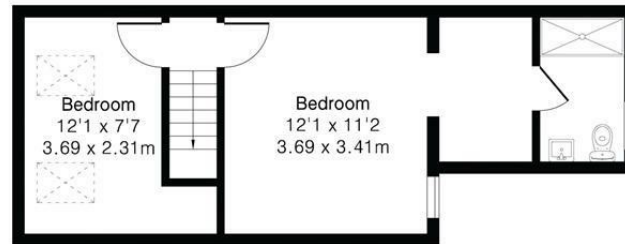
Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other 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.



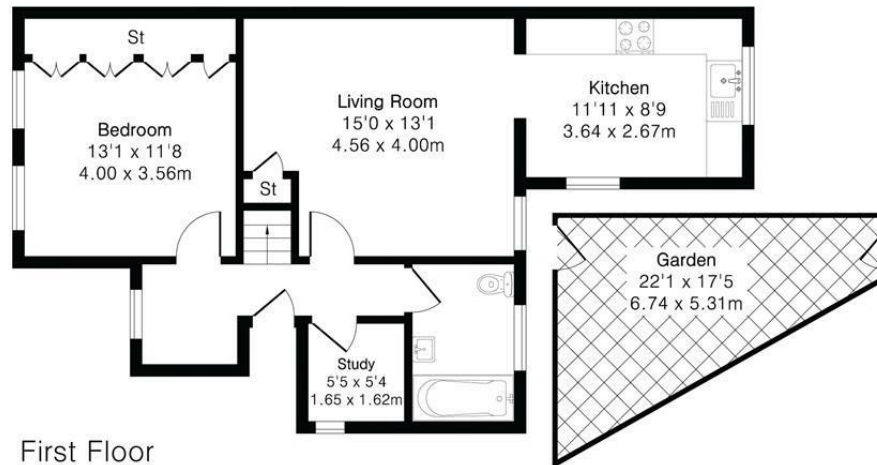
**Approximate Gross Internal Area 967 sq ft - 90 sq m**

First Floor Area 614 sq ft – 57 sq m

Second Floor Area 353 sq ft – 33 sq m



Second Floor



First Floor



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

