



## **Birkbeck Road, Enfield**

Available

£275,000 (Leasehold)





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## **Baker and Chase are delighted to offer for sale this fantastic 1-bedroom, first floor conversion in West Enfield, EN2.**

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Baker and Chase are delighted to offer for sale this fantastic 1-bedroom, first floor conversion in West Enfield, EN2.

Occupying the entire first floor, this charming converted flat offers a spacious lounge benefiting from a lovely round bay window and a feature fireplace. A good size bedroom also benefits from an easterly aspect ensuring plenty of natural light. A smart kitchen and bathroom can be found further along the corridor.

Further benefits include no service charge and your own front door.

The location is sure to be one of the property's selling points, offering commuters access to Gordon Hill B.R which is less than 0.5 miles away and serves Moorgate via Highbury & Islington. Two frequent bus services can be found on Lancaster Road, the W8 and 191 which allow access to Chase Farm Hospital, Enfield Town and Enfield Chase. The popular Fort Hall Estate is a picturesque walk away and offers a lovely vintage cafe, farm shop and vineyard.

Birkbeck Road is well positioned between Lancaster Road and Clay Hill. Lancaster Road is well stocked with a number of shops including Zippola Café, Co-Op and Sainsbury's local. Clay Hill grants access to a wealth of greenery including Hillyfields, Whitewebbs Country Park & Golf Club and Crews Hill. Gough Park allotments are located at the top end of Birkbeck Road and have been a particular highlight for the current owner.

We believe the property will suit a range of buyers, including FTB's, buy-to-let investors and those looking to downsize.

Tenure: Leasehold

Lease Term: Started in 1994 with a lease of 125 years.

Term Remaining: 93 years remaining

Service Charge: Not payable

Ground Rent: £75 a year

Local Authority: London Borough of Enfield

Council Tax Band: C

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## Front

### Inner Hallway

Stairs to first floor landing, carpet.

### First Floor Landing

Carpet, loft access, radiator, storage cupboard, door to lounge, access to kitchen, door to bedroom, door to bathroom.

### Lounge

Laminate wood flooring, uPVC double glazed windows to front aspect, radiator, fitted shelving, wood paneling.

### Kitchen

uPVC double glazed window to rear aspect, lino flooring, part-tiled walls, eye and base level units, cupboard housing combination boiler, stainless steel sink with mixer tap, space for fridge/freezer, space for electric oven and hob with extractor oven.

### Bedroom

uPVC double glazed window to rear aspect, carpet, radiator.

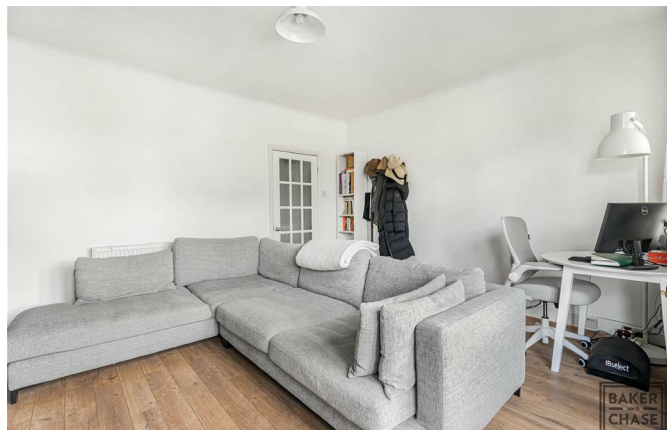
### Bathroom

Laminate wood flooring, radiator, frosted uPVC double glazed windows to side aspect, low level WC, pedestal wash hand basin, stand alone bath with mixer tap and shower attachment, heated towel rail, spotlights to ceiling, extractor fan.

### 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.





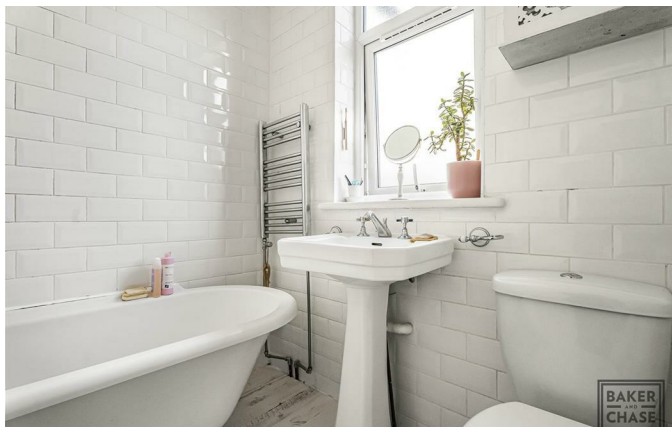


Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed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

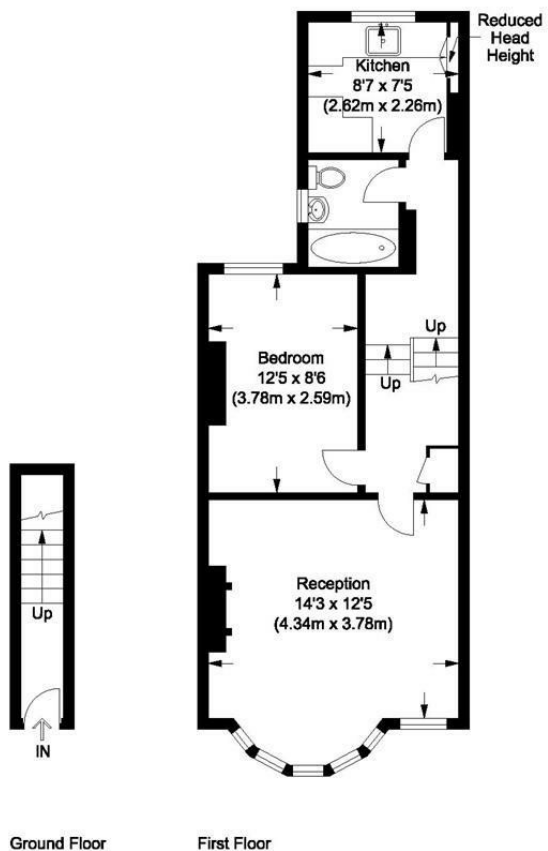
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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.



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**Birkbeck Road**

Approximate gross internal floor area: 532 sq. ft/49 m<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.

EPC Rating E / Local Authority: London Borough of Enfield / Council Tax Band: C