



**Bush Hill Road, London, N21 2DP**



**welcome to**  
**Bush Hill Road, London**

Barnfields are delighted to offer for sale this bright and spacious two double bedroom ground floor maisonette within walking distance of Grange Park Rail Station (Moorgate Line) and Bush Hill Park Rail Station (Liverpool Street Line) and local shops and within good access of Enfield Town multiple shopping centre.

The property is offered on a chain free basis and benefits from Share of Freehold and a wide garage en bloc to rear.





### Entrance Porch

A large porch area with plumbing for a washing machine, door to Kitchen and Hallway.

### Hallway

Laminate floor, double glazed window to side, wall mounted boiler, radiator, understairs storage cupboard plus single storage cupboard and large cupboard with fully tiled step-in shower unit.

### Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, fully tiled walls, high level double glazed window, laminate floor.

### Bedroom One

16' 1" x 12' 3" ( 4.90m x 3.73m )

Fitted carpet, range of built-in wardrobes and drawers, double glazed windows to front aspect, radiator.

### Bedroom Two

12' x 9' 5" ( 3.66m x 2.87m )

Fitted carpet, double glazed windows to front aspect, radiator.

### Lounge

15' 9" x 13' 11" ( 4.80m x 4.24m )

Laminate floor, double glazed windows to rear aspect, open fireplace recess flanked by built-in cupboards and shelving, radiator, door to:-

### Kitchen

10' 5" x 8' 10" ( 3.17m x 2.69m )

Range of fitted wall and base units with contrasting worktops, sink and drainer, gas hob, built-in double oven, space for fridge/freezer, breakfast bar, double glazed window to rear, laminate floor, door to entrance porch.

### Outside

#### Rear Communal Lawn

Well manicured communal lawn area to the rear of the block.

#### Garage

A wider than average garage en bloc to the rear with up and over door.



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welcome to

## Bush Hill Road, London

- Ground Floor
- Two Double Bedrooms
- Spacious Lounge
- Bathroom & Separate Shower
- Wider Than Average Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 650.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF105795 - 0005

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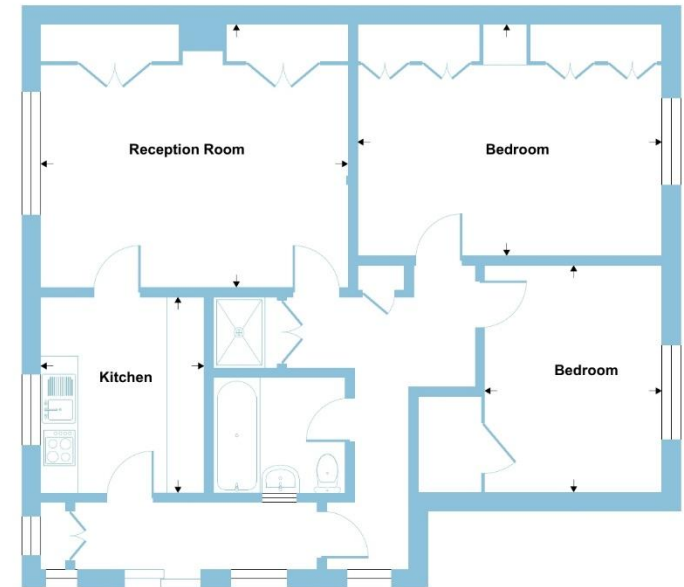
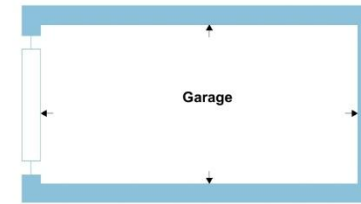
## Bush Hill Road, London, N21

Approximate Area = 896 sq ft / 83.2 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1038 sq ft / 96.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1431575

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