



Second Avenue, Enfield, EN1 1BT

welcome to
Second Avenue, Enfield

Barnfields are extremely pleased to offer this superb conversion flat, occupying the entire first floor with its desirable period property, in a most sought after quiet turning, within a short level walking distance of Bush Hill Park Rail Station (Liverpool Street Line) and local shops. Alternatively, Enfield Town shopping centre is within easy reach.

The property is offered chain free and enjoys a share of the freehold.



Own Front Door

To side of the building, with easy rising staircase to landing.

Split Level Landing

Fitted carpet, radiator.

Sitting Room

16' x 12' into bay (4.88m x 3.66m into bay)

Shutters, cast iron burner, radiator, door to kitchen.

Kitchen

9' x 7' into bay (2.74m x 2.13m into bay)

Comprehensively fitted comprising base units with worktops, inset sink unit, inset gas hob unit, fume extractor hood over gas hob, built-in oven, plumbing for washing machine, integrated fridge-freezer, integrated dishwasher, laminate floor.

Dual Aspect Bedroom One

16' to extremes x 8' (4.88m to extremes x 2.44m)

Quirky with walk-in dressing area, shutters, two radiators, access to loft.

Bedroom Two

8' x 8' (2.44m x 2.44m)

Fitted carpet, radiator, shutters, views over rear garden.

Spacious Bathroom

Panelled bath with mixer taps and shower attachment, shower curtain and rail, pedestal wash hand basin, low flush WC (white suite), heated towel rail, half tiled walls.

Outside

Shared Side Driveway

18' x 8' (5.49m x 2.44m)

Providing access to own garage (right hand garage) with pedestrian door into rear garden.

Rear Garden

Approximately 30' of beautifully landscaped rear garden, two patios, one raised, lawn area, timber shed.



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Second Avenue, Enfield

- 30' Rear Garden
- Share Of Freehold
- No Chain
- Spacious Attractive Lounge
- Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000

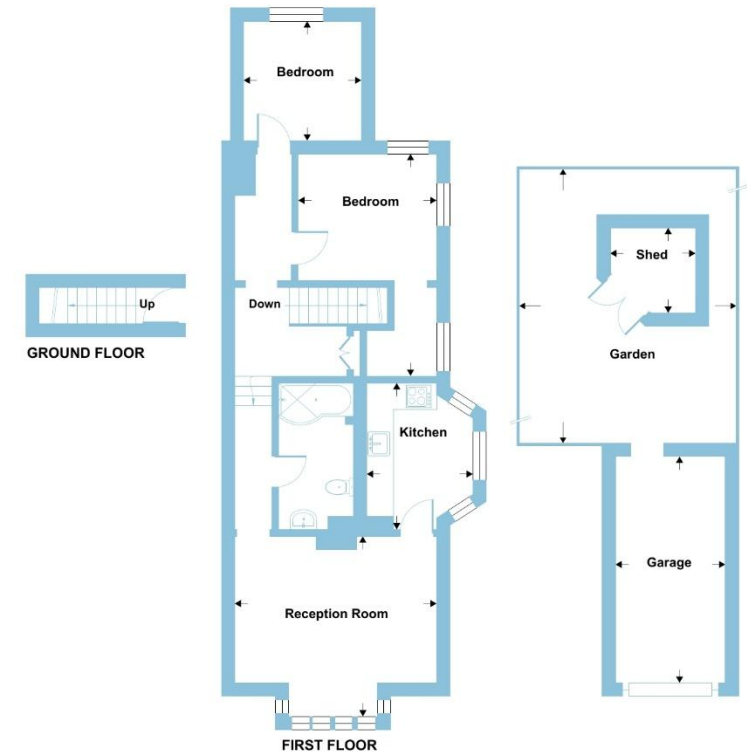


Please note the marker reflects the postcode not the actual property



Second Avenue, Enfield, EN1

Approximate Area = 729 sq ft / 67.7 sq m
Garage = 136 sq ft / 12.6 sq m
Outbuilding = 35 sq ft / 3.2 sq m
Total = 900 sq ft / 83.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2025. Produced for Barnard Marcus. REF: 1478419



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Property Ref:
ENF106013 - 0002

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