



St. Marks Road | | Enfield | EN1 1DT

Asking Price £320,000





## Key features

- FIRST FLOOR CONVERTED FLAT
- TWO GOOD SIZED BEDROOMS
- OPEN PLAN LIVING-DINING-KITCHEN SPACE
- MODERN BATHROOM/WC
- COMMUNAL FRONT OFF STREET PARKING
- SHARE OF REAR GARDEN
- SHORT WALK FROM BUSH HILL PARK MAIN LINE STATION
- 959 YEARS REMAINING ON UNDERLYING LEASE; SC: £2,653.70 JAN-DEC 2025; NO G/RENT
- WITHIN EASY REACH OF LOCAL SHOPS, ENFIELD TOWN & EVERYDAY AMENITIES
- NEW DOUBLE GLAZING

## Description

James Hayward are delighted to offer this very appealing first-floor flat, situated within this lovely conversion in St. Marks Road, Enfield, which offers a perfect blend of modern living and character. Spanning an impressive 591 square feet, this two-bedroom converted flat has been thoughtfully renovated throughout, ensuring a fresh and contemporary feel.

This very attractive flat provides an open plan living, dining and kitchen area that is ideal for both relaxation and entertaining. The space is bathed in natural light, thanks to the new double glazing, creating a warm and inviting atmosphere. The modern bathroom adds a touch of luxury, making it a perfect retreat after a long day.

The two well-proportioned bedrooms offer versatility, whether you need a guest room, a home office, or a peaceful sanctuary to unwind.

For those who drive, the flat includes parking for one vehicle, a valuable asset in this bustling area. and the property is complemented by a shared garden area to the rear. Additionally, the location is a short walk from Bush Hill Park station, making commuting to central London or exploring the surrounding areas incredibly convenient. Enfield Town and an abundance of everyday amenities are also close by.

This flat is an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality or location. With its modern finishes and prime position, this property is sure to attract interest. Don't miss the chance to make this lovely flat your new home.

## Directions





A very charming, two bedroom first floor conversion, attractively renovated throughout, including new double glazing and conveniently situated just a short walk from Bush Hill Park station and local shops.

The property offers well maintained and versatile living space, communal off street parking for one vehicle and a shared garden to the rear. The apartment is share of freehold.

959 years remaining underlying lease

Service Charges £2,653.70 for January - December 2025

Ground Rent - none







First Floor



Chapel Court, EN1

Approximate Gross Internal Floor Area : 54.90 sq m / 590.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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