ASKING PRICE

£435,000 Share of Freehold

Forty Hill

Enfield, EN2 9EU

PROPERTY SUMMARY

Located in the charming Forty Hill area of Enfield, this exceptional first-floor flat is a rare find within a Grade II Listed building, steeped in history and character. The property boasts a delightful blend of original features and modern comforts, making it a truly unique living space.

The flat comprises a spacious reception room, a well-proportioned bedroom, and a stylish bathroom. The generous accommodation is complemented by the stunning mature communal gardens, offering a peaceful retreat right at your doorstep. Additionally, the property includes a garage en bloc at the rear, providing convenient parking options.

One of the standout features of this property is the share in the freehold, which adds to the appeal of this charming residence. Being offered to the market on a chain-free basis, it presents an excellent opportunity for both first-time buyers and those looking to downsize.

Situated opposite the historic Forty Hall Country Park, residents can enjoy the beauty of nature while still being within easy reach of local shops and amenities. Enfield Town train station and shopping centre are approximately one mile away, ensuring that you are well-connected to the wider area.

An internal viewing is highly recommended to fully appreciate the unique charm and character of this flat.

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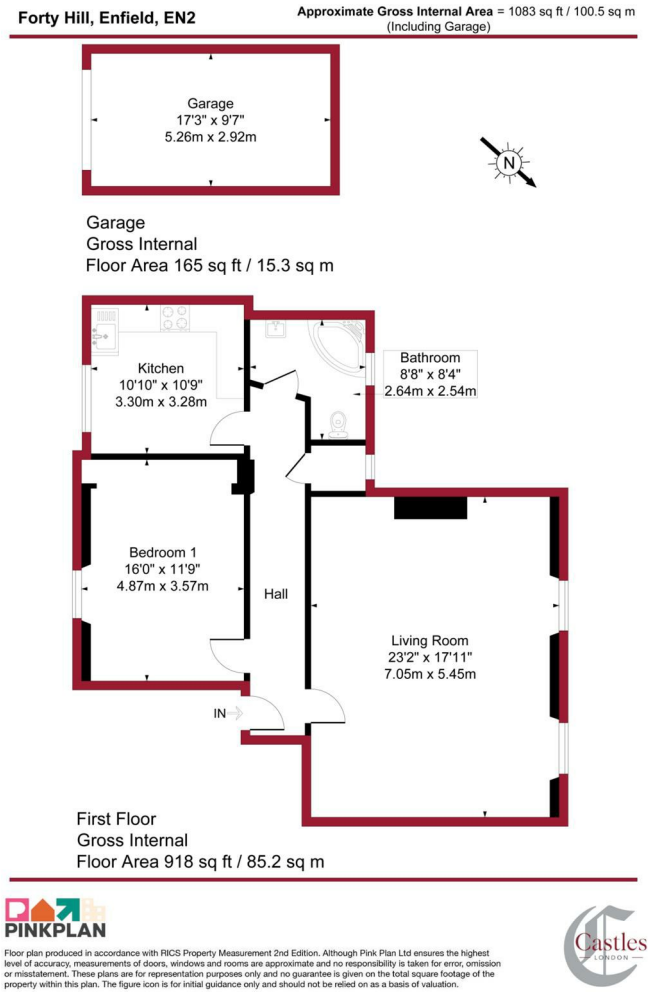

For a guide to the area please scan this code for more information

Flat

Leasehold - Share of Freehold

Council: Enfield

Council Tax Band: C

Lease Remaining: 125 years from 24/06/1989 - approx 88 yeras remain

Service Charge: £ 1100 p/a contribution to Building Insurance

Ground Rent: £ 250 p/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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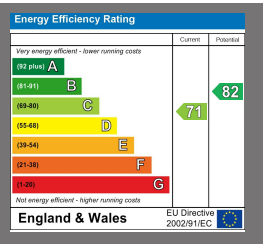
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