



Shepley Mews, Enfield

£1,500 Per month





Baker and Chase are pleased to present this newly painted two double bedroom third (top) floor apartment situated only a 10 mins walk to Enfield Lock Station and located close to the popular Enfield Island Village development. Ample residents parking is available.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £45,000+

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Baker and Chase are pleased to present this newly painted two double bedroom third (top) floor apartment situated only a 10 mins walk to the nearest station (Enfield Lock) and located close to the popular Enfield island Village development. Ample residents parking is available.

The property benefits from two double bedrooms, a separate modern kitchen, bright and airy 17'4 reception room and modern three piece bathroom suite.

The location is outstanding, as it offers a selection of local shops and other amenities on Ordnance Road and Hertford Road, both of which are well equipped. Enfield Lock Station is approximately 710 yards away and serves London Liverpool Street via Tottenham Hale (Victorian Line). The property has great road links, easy access to M25 and A10.

The property is unfurnished and is available from the 9th April 2024.

For further details or to arrange your viewing, please contact our office.

Hallway

Laminate flooring, entryphone, wall mounted consumer unit, access to loft, door to storage cupboard housing water tank.

Bathroom

Ceramic tiled flooring, part tiled walls, extractor fan, low flush wc, wall mounted wash hand basin, wall mounted mirror above, panel enclosed bath, mixer tap, wall mounted Triton electric shower.

Bedroom 1

Fitted carpet, wall mounted electric panel heater, wooden framed double glazed window to rear.

Bedroom 2

Fitted carpet, wall mounted electric panel heater, wooden framed double glazed window to rear.

Lounge

Laminate flooring, wall mounted electric panel heater, wooden framed double glazed bay window to rear.

Kitchen

Laminate flooring, range of gloss wall and base units, laminate worktops, Hoover fridge freezer, integrated Indesit washing machine, built in Russell Hobbs electric hob, built in Indesit electric oven, single drainer stainless steel sink unit with mixer taps, wooden framed double glazed window to side, part tiled walls.

Exterior parking

Communal residents parking available.

Disclaimer

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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only







intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes



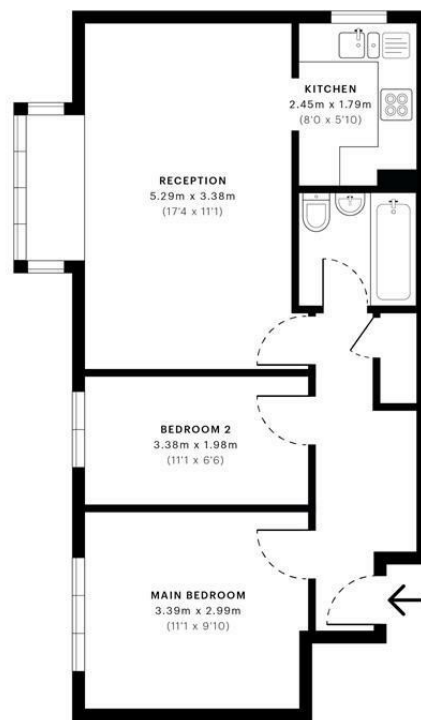


Shepley Mews, EN3

CAPTURE DATE: 06/01/2021 LASER SCAN POINTS: 1,424,016

GROSS INTERNAL AREA

49.34 sqm / 531.09 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
49.34 sqm / 531.09 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes window sills, restricted head height
47.19 sqm / 507.95 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area 3B RESIDENTIAL: 51.74 sqm / 556.92 sqft
area 3C RESIDENTIAL: 49.72 sqm / 535.18 sqft

urpc id: 5f845ea407fe290dbad688f7

EPC Rating C / Local Authority: Enfield / Council Tax Band: B

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