



Baker Street, EN1 3LA  
Enfield





# Baker Street, EN1 3LA

Kings Group – Enfield Town are delighted to present this outstanding two double bedroom second floor apartment, offering approximately 790 sqft of stylish and well appointed living accommodation throughout. Combining generous proportions with contemporary interiors, this impressive property provides an excellent balance of comfort, practicality and modern living.

This impressive home boasts a bright and spacious open plan living, dining and kitchen area, thoughtfully designed to create the ideal modern living environment. The kitchen offers ample worktop and storage space alongside integrated appliances (untested), while the accommodating lounge and dining area provides plenty of room for relaxing and entertaining. From here, you can step directly onto your own private balcony, perfect for enjoying your morning coffee or unwinding after a long day.

The property further benefits from two well proportioned double bedrooms, with the principal bedroom featuring fitted mirrored wardrobes that enhance both light and space. A generously sized hallway separates each room beautifully, creating an excellent sense of privacy and flow throughout the apartment, while a three piece bathroom suite completes the accommodation.

Additional benefits include gated allocated parking, a security entry phone system and a long lease of 115 years remaining.

The location is second to none, with an array of everyday conveniences right on your doorstep, including cafés, convenience stores and local amenities. Just a short stroll away lies the vibrant Enfield Town Centre, offering an extensive selection of restaurants, bars and high street favourites including Next, H&M and Marks & Spencer.

## Offers In The Region Of £350,000



- An Exceptional Two Double Bedroom Second Floor Apartment with Modern Interiors Throughout
- A Modern Open Plan Living & Dining Area Seamlessly Incorporating a Stylish Kitchen with Integrated Appliances and Plentiful Worktop Space
- Secure Gated Allocated Parking
- Offering Excellent Access to Local Bus Services and Nearby Stations Including Enfield Town, Enfield Chase and Gordon Hill

- Lift Access
- Direct Access Onto a Private Balcony
- Within the Catchment Area of Well Regarded Schools Including St George's Catholic Primary School and St Andrew's CofE Primary School
- Local Shops and Amenities Right on Your Doorstep, Whilst Being Just a Short Stroll From Enfield Town Centre





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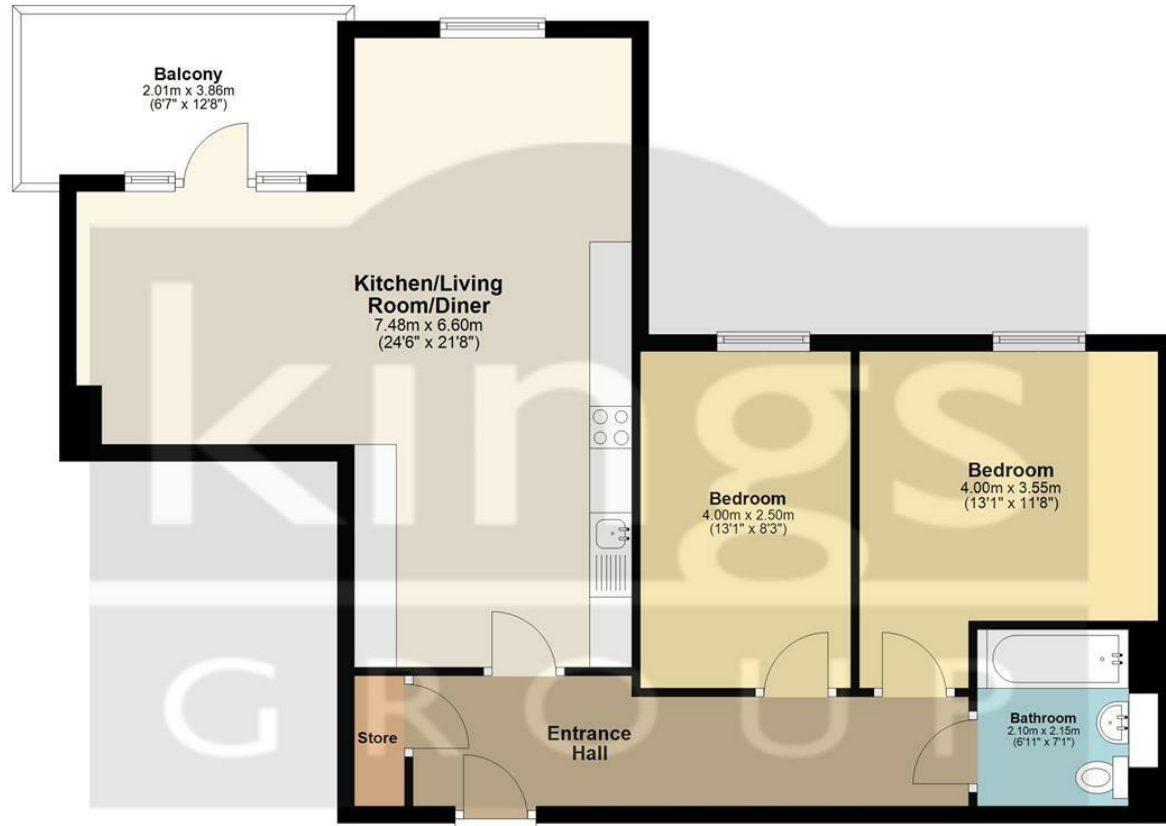
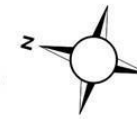
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>87</b>	<b>87</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**Second Floor**  
Approx. 73.4 sq. metres (790.2 sq. feet)  
(excluding Balcony)



Total area: approx. 73.4 sq. metres (790.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

### Saffron House

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures 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 the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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