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25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

**Baker Street, Enfield, EN1 3LD**  
**Asking Price £300,000**



Offered chain free, this spacious two double bedroom first floor flat presents a fantastic opportunity for first-time buyers, investors, or families. Ideally situated within close proximity to a range of local shops and amenities, and just a short distance from Enfield Town Centre, the property benefits from both convenience and connectivity.


Inside, the flat features a sizeable living room with direct access to a private balcony, perfect for enjoying outdoor space. The modern fitted kitchen offers generous worktop space and ample storage units, catering to all culinary needs. A recently refurbished three-piece bathroom suite adds a contemporary finish, while the home is flooded with natural light throughout, enhancing the sense of space. Additional benefits include double glazing, gas central heating via a recently installed (untested) Vaillant combi boiler, and residents' parking.

This property is also ideally located close to excellent transport links, including nearby bus stops and Gordon Hill Station, offering direct access into the City. Families will appreciate the property's position within the catchment area of several sought-after schools, including Lavender Primary School, Chace Community School, and St George's Catholic Primary School.

Versatile and well-appointed, this home is perfect for all types of buyers. Early viewing is highly recommended.


Standard Construction  
Flood Risk "Low"  
Lease end 05/08/2109 (84 years)  
Service charge - approx £1480PA  
Ground rent £10PA



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		
		

75

78

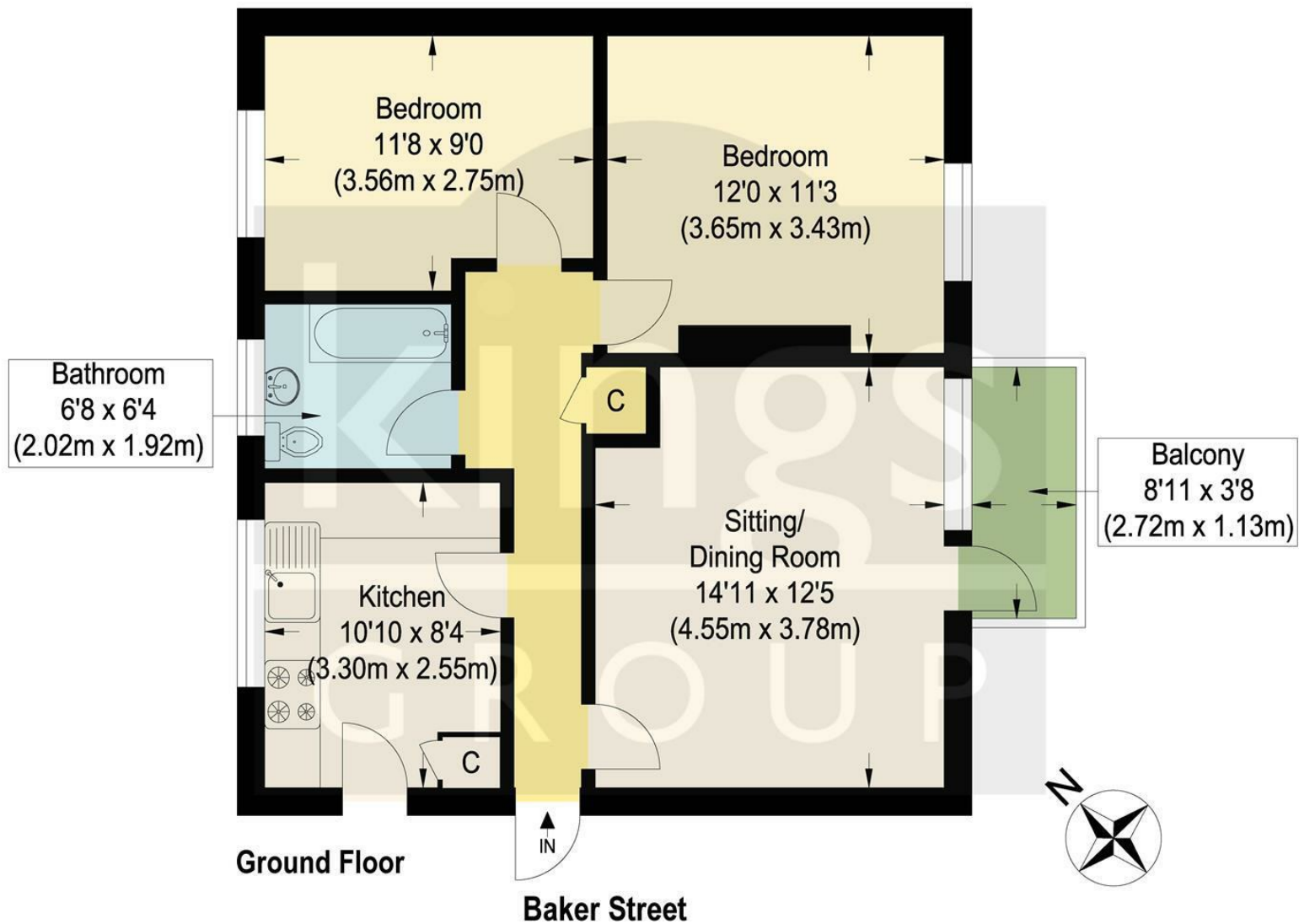
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		
		











Approximate Gross Internal Floor Area : 60.60 sq m / 652.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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