

Chase Court Gardens, Enfield

Offers In Excess Of £450,000

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- Two Bedroom Ground Floor Period Conversion with Off-Street Parking
- Low Maintenance, Private Garden Extending to 43ft
- Long Lease
- Convenient for Enfield Chase National Rail (Moorgate approx. 35 mins) Enfield Town Station (Liverpool Street approx. 36 mins) and Oakwood Underground (Piccadilly Line)
- Chase Green, Enfield Town Park and Enfield Golf Club all a Short Walk Away
- Convenient for Restaurants and Amenities along Windmill Hill including Waitrose and Tesco Express and Enfield Town Shopping Centre
- Catchment of One Degree Primary (OUTSTANDING) Grange Park Primary and St George's Catholic Primary Schools and Wren Academy, Enfield Grammar and Enfield County Secondary Schools

For more images of this property please visit havilands.co.uk

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Havilands are delighted to offer for sale on a CHAIN FREE basis, this beautiful 2 bedroom ground floor flat, situated in a period conversion on Chase Court Gardens, EN2. Offering 674sq ft of living space and benefitting from off street parking and a private garden. The property itself is comprised of two bedrooms, open plan kitchen/ reception and dining area with doors to garden, family bathroom and ample storage. Outside the well kept, low maintenance garden extends to 43ft.

Ideally located on a sought after road moments from Enfield Chase National Rail (Moorgate approx. 35 mins) and restaurants and amenities along Windmill Hill including Waitrose and Tesco Express. Also within easy reach of the property are Enfield Town Shopping Centre, Enfield Town Station (Liverpool Street approx. 36 mins) and Oakwood Underground (Piccadilly Line).

The property is also close to several green spaces with Chase Green, Enfield Town Park and Enfield Golf Club all a short walk away.

For families the property is within catchment of several sought after schools including One Degree Primary (OUTSTANDING) Grange Park Primary and St George's Catholic Primary schools and Wren Academy, Enfield Grammar and Enfield County Secondary schools.

Viewing highly recommended.

Property Information:

Tenure: Leasehold

Lease Remaining: 900+ years remaining

Ground Rent: £75/year

Service Charge: £1500 Per Annum (spread across two yearly payments)

Local Authority: Enfield Borough

Council Tax: Band C (2026/27 £2,015.71)

EPC Rating: Currently 68(D) Potential 89(B)

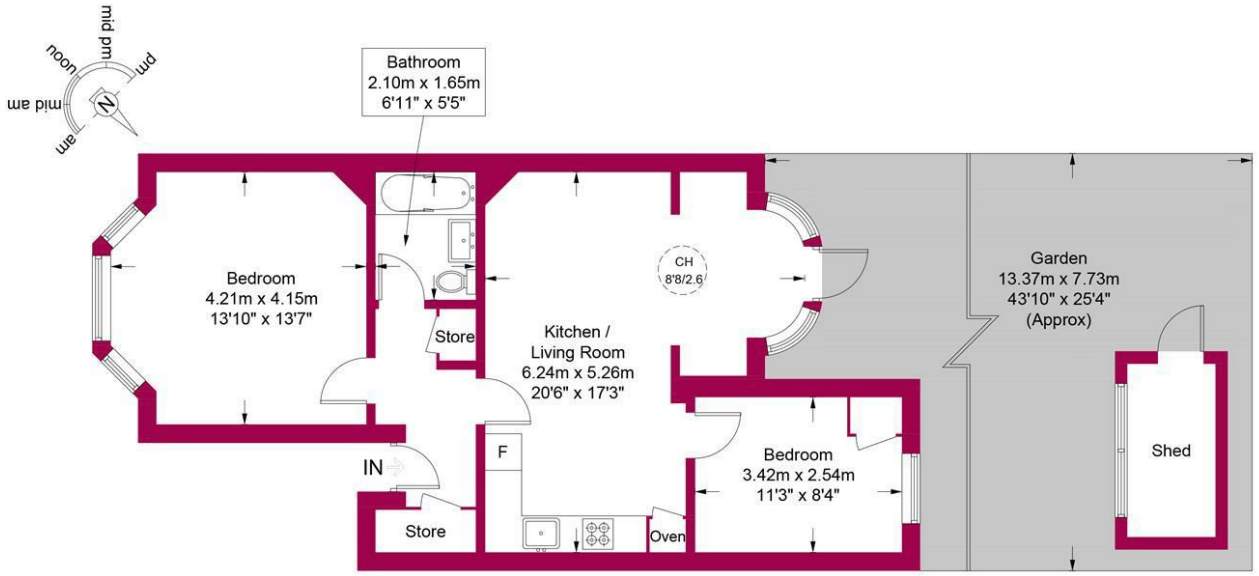
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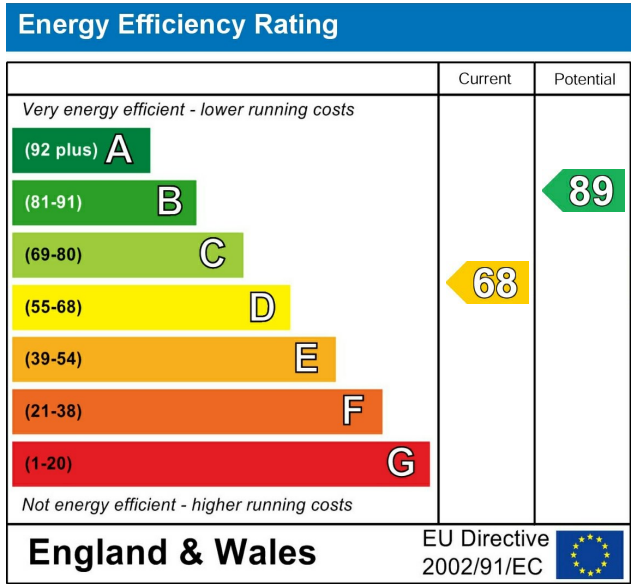
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Chase Court Gardens, EN2

Approximate Gross Internal Area = 674 sq ft / 62.6 sq m
(Excluding Shed)



Ground Floor



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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