



246 Baker Street, Enfield, EN1  
Chain Free £300,000 Leasehold

**Anthony**  **Webb**  
ESTATE AGENTS

# 246 Baker Street, Enfield, EN1

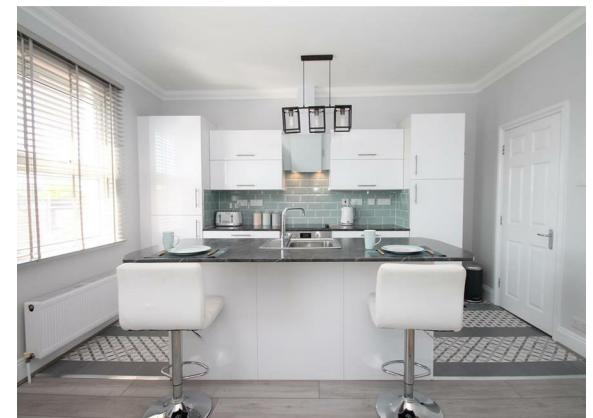
A CHAIN FREE beautifully presented two double bedroom converted flat occupying the entire top floor of this imposing Victorian building close to local shops and transport facilities.

The property is located within easy reach of Enfield Town and a few minutes walk to Lancaster Roads shops, restaurants and bus routes. There are several mainline stations under a mile including Gordon Hill 35 minutes into Moorgate and Enfield Town 35 minutes into Liverpool Street. Green spaces are well catered for with Forty Hall and gardens and Hilly Field park a short walk away.

Contemporary decor • Open plan living/kitchen space with breakfast bar • Two good size bedrooms • Bathroom • Laminate/tiled floors throughout • Gas central heating • Double glazing • Communal off street parking • 105 year lease remaining • Loft storage space

In accordance with Estate Agency Act 1979 we would like to disclose that Anthony Webb Estate Agents have a personal interest in the sale of this property.

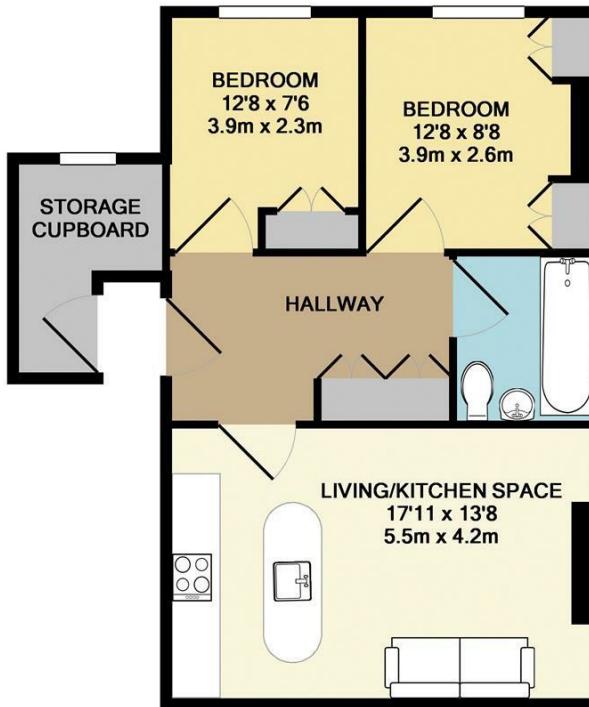
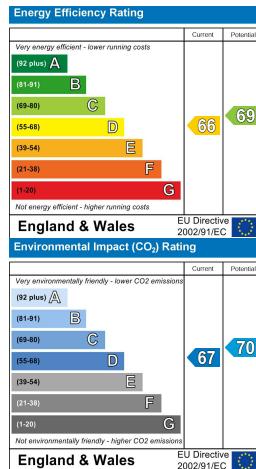
- Luxury flat
- Two double bedrooms
- Open Plan living/kitchen space
- Modern bathroom
- Second floor
- Close to shops/stations
- Off street parking
- CHAIN FREE





246 Baker Street  
Enfield  
EN1 3LD

Tenure: Leasehold  
Gross Internal Area: 603.00 sq ft



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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