



294A Baker Street, Enfield, EN1 3LD

£300,000



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Located in the vibrant area of Baker Street, Enfield, this charming two-bedroom first-floor apartment presents an excellent opportunity for both investors and first-time buyers. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The two bedrooms offer ample space, making it ideal for small families or professionals seeking a comfortable living environment.

One of the standout features of this apartment is the delightful balcony, which provides an outdoor space to enjoy fresh air and sunshine. Residents can also take advantage of the communal gardens.

Conveniently located, this property is just a stone's throw away from Enfield Town Shopping Centre, ensuring that all your shopping needs are easily met. The area is well-served by public transport, making commuting to central London and beyond a breeze.

This apartment is offered chain free, allowing for a smooth and straightforward purchase process. With its prime location, this property is not to be missed. Whether you are looking to invest or find your new home, this apartment on Baker Street is a fantastic choice.



Hallway

Video entry phone system, radiator, tiled floor, storage cupboard and doors leading to all rooms.

Lounge 14'9" x 12'4" (4.50m x 3.76m)

Double glazed window to front aspect, laminate wood flooring, radiator and door leading to balcony.

Balcony 9'0" x 2'7" (2.74m x 0.79m)

Overlooking Baker Street.

Kitchen 10'8" x 8'4" (3.25m x 2.54m)

Double glazed window to rear aspect, eye and base level units with work top surfaces, stainless steel sink with mixer tap and drainer unit, freestanding cooker, space for washing machine and fridge/freezer, tiled floor and part tiled walls.

Bedroom One 12'9" x 12'4" (3.89m x 3.76m)

Double glazed window to front aspect and radiator.

Bedroom Two 11'7" x 10'2" (3.53m x 3.10m)

Double glazed window to rear aspect and radiator.

Bathroom

Frosted double glazed window to rear aspect, low flush W.C, panel enclosed bath with mixer tap and wall mounted shower, tiled floor and walls.

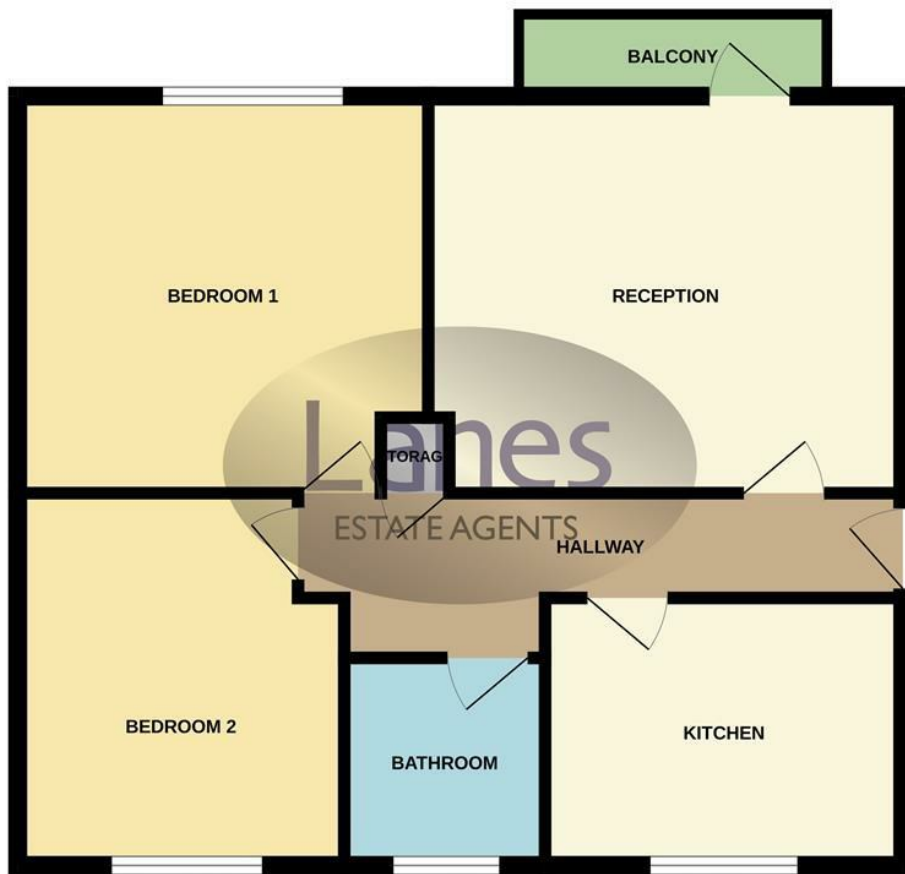
Lanes Estate Agents Enfield Town Reference Number

ET5225/AX/AX/AX/290125





FIRST FLOOR
660 sq.ft. (61.3 sq.m.) approx.

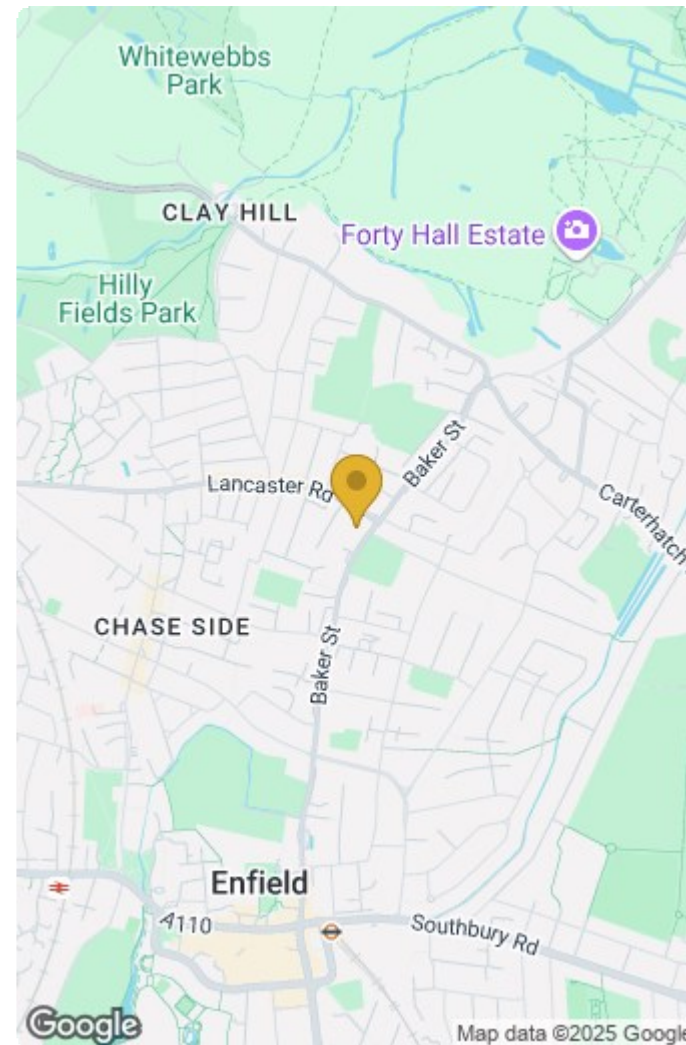


TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.

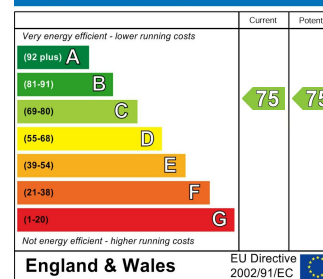
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

