



121A St. Marks Road, Enfield, EN1 1BJ
£400,000



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Nestled on the charming St. Marks Road in Enfield, this well-presented three/four bedroom split-level apartment offers a delightful blend of comfort and convenience. Just a stone's throw from Bush Hill Park Station, commuting to central London and beyond is a breeze, making this property ideal for both professionals and families alike.

The apartment boasts a spacious open plan lounge, dining and kitchen area, perfect for entertaining guests or enjoying quiet evenings in. The three well-proportioned bedrooms provide ample space for relaxation, while the additional room can serve as a fourth bedroom or a versatile study, catering to your individual needs. The bathroom is thoughtfully designed, ensuring a pleasant experience for all residents.

With easy access to the A10 road network, you will find that travelling by car is equally convenient. The property benefits from a generous 999-year lease, providing peace of mind for future ownership.

This apartment is a rare find in a sought-after location, combining modern living with accessibility. Whether you are looking to invest or seeking a new home, this property is sure to impress. Do not miss the opportunity to make this splendid apartment your own.



Communal Hallway

Cupboard housing gas meter, door leading to apartment.

Lobby

Stairs leading to first floor landing.

First Floor Landing

Storage cupboard, meter cupboard, doors leading to all bedrooms, bathroom and W.C, stairs leading to open plan lounge, dining and kitchen area.

Bedroom One 12'9" x 12'0" (3.89m x 3.66m)

Two double glazed windows to front aspect, fitted wardrobes, decorative fireplace and radiator.

Bedroom Two 12'9" x 11'9" (3.89m x 3.58m)

Double glazed window to rear aspect, fitted wardrobes, decorative fireplace and radiator.

Bedroom Three 11'0" x 9'8" (3.35m x 2.95m)

Double glazed window to rear aspect, fitted wardrobes, decorative fireplace and radiator.

Office/Bedroom Four 6'7" x 5'7" (2.01m x 1.70m)

Double glazed window to front aspect and radiator.

Bathroom

Frosted double glazed window to side aspect, laminate flooring, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, heated towel rail, part tiled walls and sensor light.

W.C

Frosted double glazed window to side aspect, laminate flooring and low flush W.C.

Second Floor

Open Plan Lounge/Dining And Kitchen Area

18'9" x 18'8" (5.72m x 5.69m)

(restricted head height)

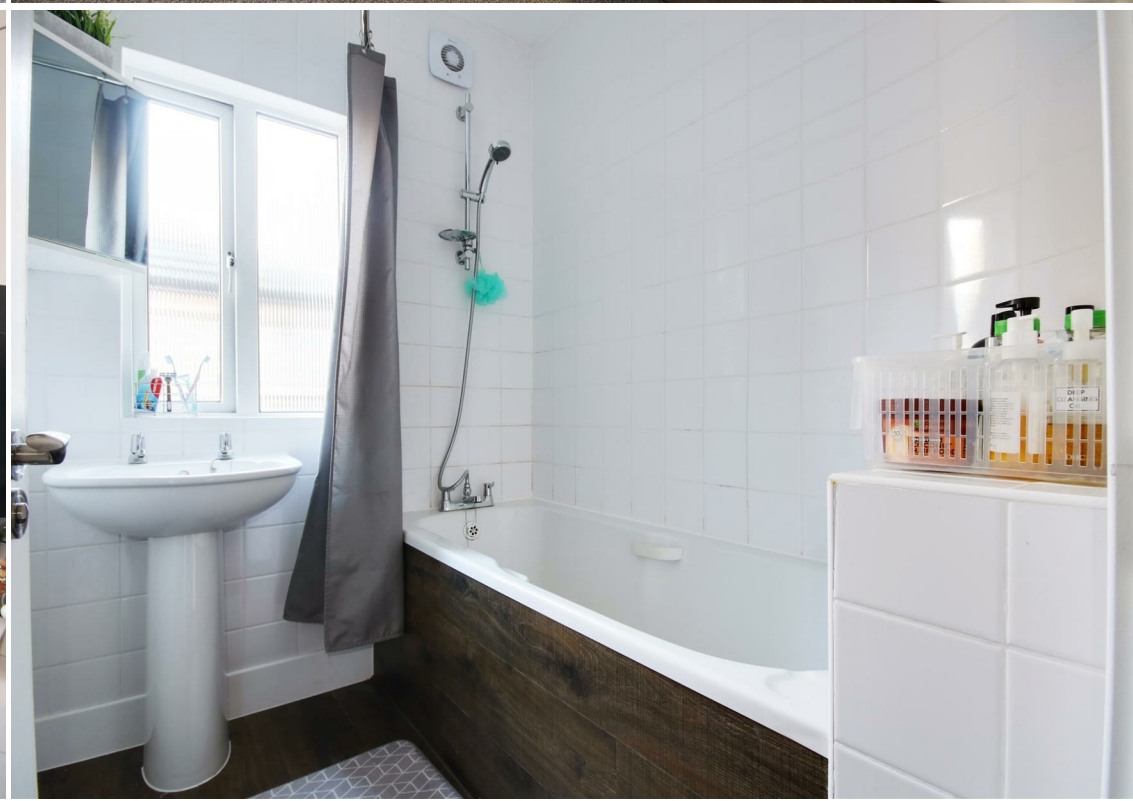
Lounge Area:- Double glazed window to front aspect, loft access, two under eaves storage cupboards and decorative fireplace.

Dining Area:- Velux window, additional under eaves storage cupboard, laminate flooring, spotlights and space for fridge/freezer

Kitchen Area:- Base level units with roll top work surfaces, stainless steel one and a half bowl sink with mixer tap, fitted oven and hob, space for washing machine, part tiled walls and laminate flooring.

Lanes Estate Agents Enfield Reference Number

ET5226/AX/AX/AX/300125





123



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FIRST FLOOR
626 sq.ft. (58.1 sq.m.) approx.

SECOND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



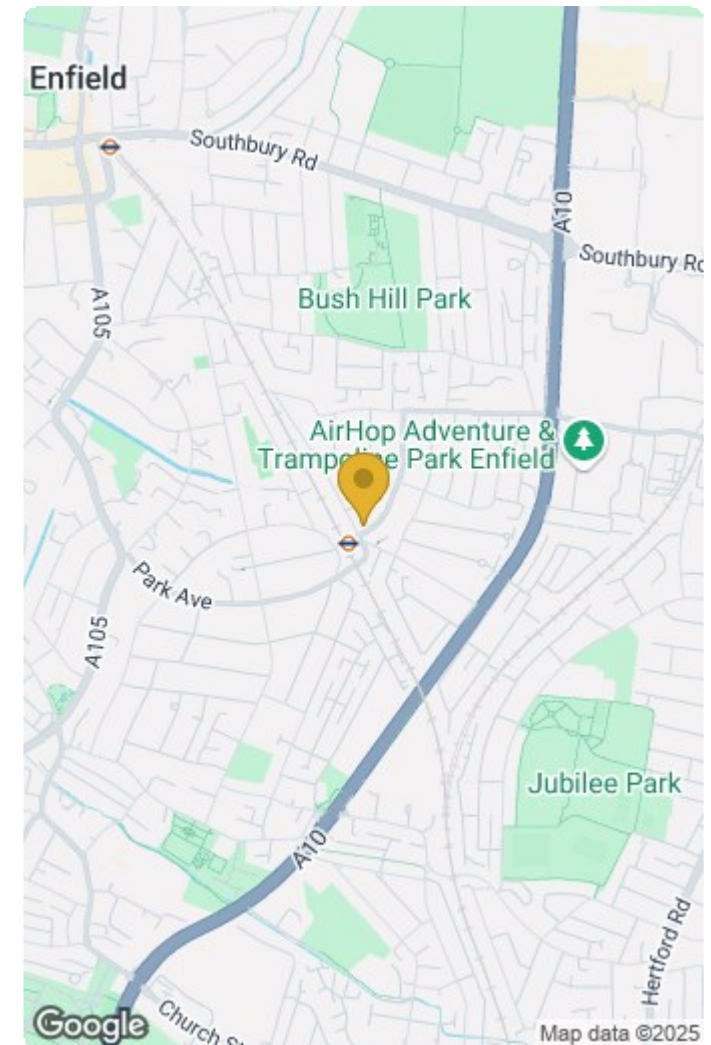
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ESTATE AGENTS

TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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		
	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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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