



43 Ermine Side, Enfield, EN1 1DD
Offers In Excess Of £300,000



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Located in the desirable area of Bush Hill Park, this well-presented first floor 2/3 bedroom split-level maisonette offers flexible and generous living space. The property features a spacious lounge/diner, modern fitted kitchen, two double bedrooms with fitted wardrobes, a single bedroom, and a contemporary family bathroom.

Perfectly positioned for convenience, it's just a 10-minute walk to Bush Hill Park Station and only a short distance from Enfield Town Station and Enfield Town Shopping Centre, offering a wide range of shops, restaurants, and amenities. Local transport links and bus routes are easily accessible, making this an ideal location for commuters.

Families will also benefit from being within walking distance of the highly regarded Bush Hill Park Primary School.

Additional benefits include a long lease of approximately 177 years and an estimated rental income of £2,000 PCM, making it an excellent opportunity for both homebuyers and investors.



Hallway

Double glazed frosted windows to front aspect, tiled floors, radiator, stairs to first floor landing, airing cupboard, doors to lounge and kitchen.

Lounge/Diner

19'63" x 15'35" narrowing to 8'6" (5.79m x 4.57m narrowing to 2.59m)

(L-Shape) Double glazed windows to rear aspect, laminate floors, radiator, door to kitchen.

Kitchen

8'43" x 10'53" (2.44m x 3.05m)

Double glazed window to front aspect, tiled floors, part tiled walls, fitted single electric oven with gas hob, extractor hood, stainless steel sink with mixer tap, space for washing machine, base level and eye level units.

First Floor Landing

Loft Access, doors to all rooms

Bedroom One

9'63" x 11'8" (2.74m x 3.56m)

Double glazed windows to rear aspect, laminate floors, radiator, fitted wardrobe.

Bedroom Two

9'8" x 11'86" (2.95m x 3.35m)

Double glazed windows to rear aspect, laminate floors, radiator, fitted wardrobe.

Bedroom Three

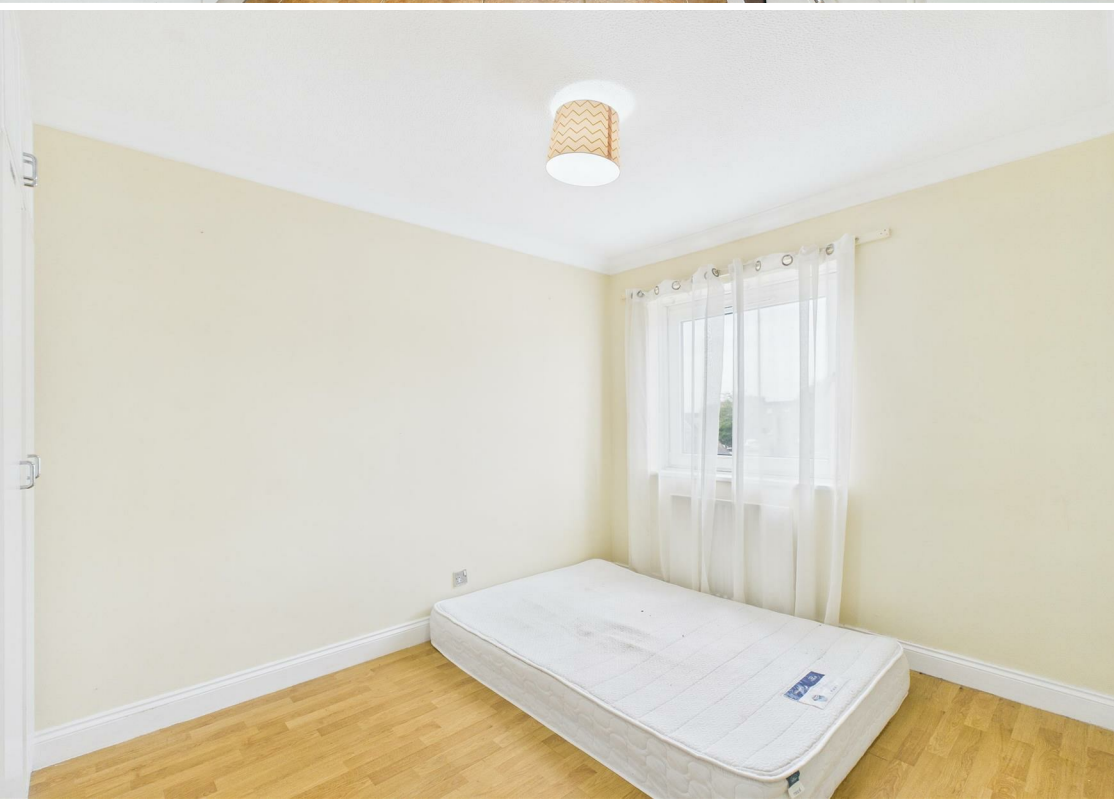
5'75" x 8'0" (1.52m x 2.44m)

Double glazed windows to front aspect, laminate floors, radiator, airing cupboard housing boiler.

Bathroom

9'0" x 8'56" (2.74m x 2.44m)

Double glazed frosted windows to front aspect, tiled floors, part tiled walls, bath with mixer tap and shower attachment, pedestal hand basin with mixer tap, low level closed couple w.c., spotlights, radiator.







Floor 0



Floor 1

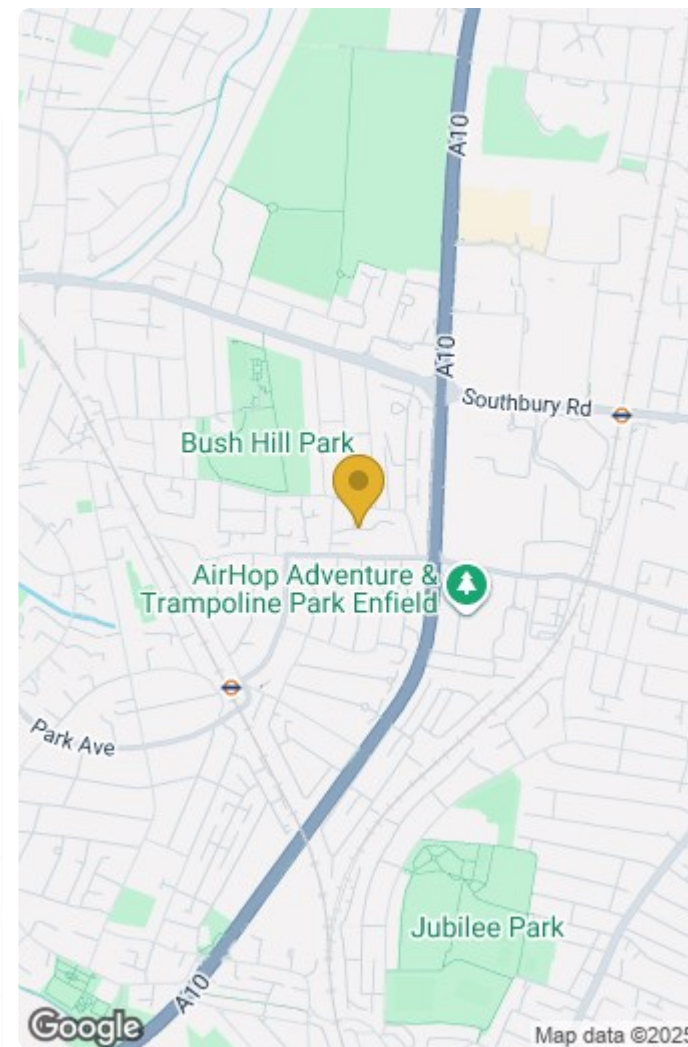
Approximate total area⁽¹⁾
756 ft²
Reduced headroom
7 ft²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 (CO₂) 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	

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.

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