



West Bank, Enfield EN2 8DU

welcome to

West Bank, Enfield

Delightful and spacious two bedroom top floor apartment situated in this quiet cul-de-sac location just minutes from shops, parks, pubs and restaurants and just minutes from Chase Green, Enfield Town and Enfield Chase Rail Station (Moorgate Location) and in close proximity of excellent schools. The property is well maintained throughout and is offered Chain Free with a long lease.



Entrance Hall

Fitted carpet, sunken spotlights to ceiling, coving to ceiling, cupboard housing water tanks, access to loft.

Lounge

16' 11" x 11' 11" (5.16m x 3.63m)

Fitted carpet, electric radiator, coving to ceiling, spotlights to ceiling.

Kitchen

11' 2" x 6' 11" (3.40m x 2.11m)

Fitted in a modern range of matching base and wall cupboards with one and a half bowl stainless steel sink and drainer inset to worksurface, tiled splashback, integrated electric oven and grill with inset hob, extractor fan over, space for fridge freezer, plumbing for washing machine, ceramic tiled floor, coving and spotlights to ceiling.



Bedroom One

12' x 11' 4" (3.66m x 3.45m)

Fitted carpet, electric radiator, coving to ceiling, spotlights to ceiling.



Bedroom Two

13' x 7' 9" (3.96m x 2.36m)

Fitted carpet, electric radiator, coving to ceiling, spotlights to ceiling.

Bathroom

Fitted in a modern white suite comprising low flush W.C, vanity basin with mixer taps, cupboard under, panelled bath with glass shower screen, fully tiled walls and floor, coving and spotlights to ceiling, extractor fan, frosted window to rear.



Outside

Street parking for residence and guests.



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- Long Lease
- Chain Free
- Spacious Lounge
- Modern Fitted Kitchen
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: E

Service Charge: 1805.00

Ground Rent: 250.00

This is a Leasehold property with details as follows;

Term of Lease 189 years from 24 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



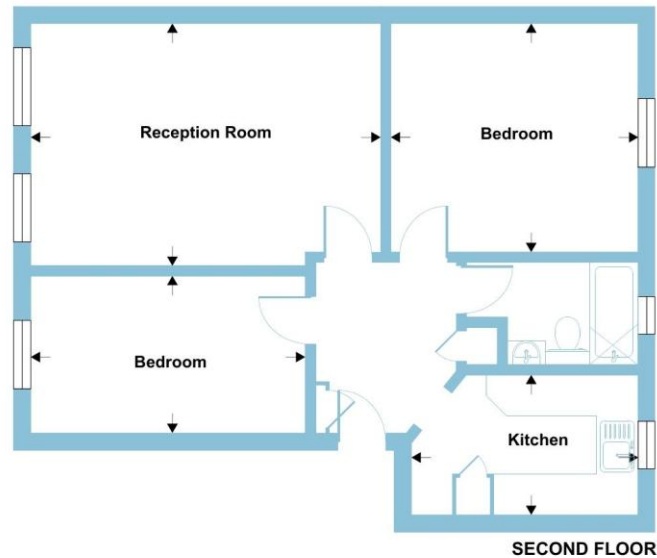
Please note
the marker
reflects the
postcode not
the actual
property



West Bank, Enfield, EN2

Approximate Area = 634 sq ft / 58.9 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1521746



Property Ref:
ENF106218 - 0002

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