



## **ST. MARKS ROAD, ENFIELD, EN1**

**An opportunity to acquire this spacious Victorian, 2 double bedroom ground floor flat, situated in the heart of Bush Hill Park, close to the British National Rail Mainline station, other public transportation links and local shops and amenities. The property comprises of a spacious lounge, fitted kitchen, utility room and bathroom, as well as a large private rear garden and an allocated parking space to the front. Viewings highly recommended.**



### **ACCOMMODATION**

- \* ENTRANCE HALL \* RECEPTION ROOM \* 2 DOUBLE BEDROOMS \* SEPARATE KITCHEN \*  
BATHROOM \* LARGE PRIVATE REAR GARDEN \* OFF STREET PARKING FOR 1 CAR \***
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \***

**PRICE: £1,300 PER CALENDAR MONTH**



**LIVING ROOM:**

**Real Wood Flooring, Double Glazed Window & Door to Private Rear Garden, Spotlights, Radiator**



**BEDROOM 1:**

**Double Glazed Window, Carpeted, Radiator**



**BEDROOM 2:**  
**Double Glazed Window, Carpeted, Spotlights, Radiator**



**KITCHEN:**  
**Double Glazed Window, Tiled Walls & Flooring, Gas Hob & Oven, Extractor Fan**





**BATHROOM:**

**Two Double Glazed Windows, Tiled Flooring & Part Tiled Walls, W/C, Wash Hand Basin, Bath with Shower**

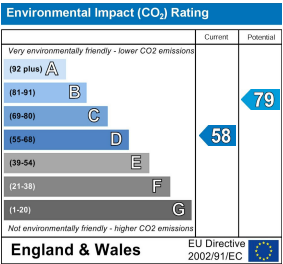
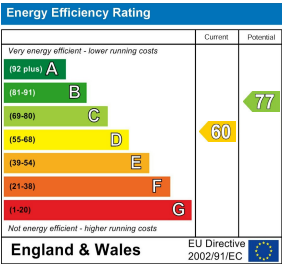


**REAR GARDEN:**

**Private Rear Garden, Direct Access from Living Room**



Awaiting Floor Plan



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.