



Bayview House, Enfield, EN2

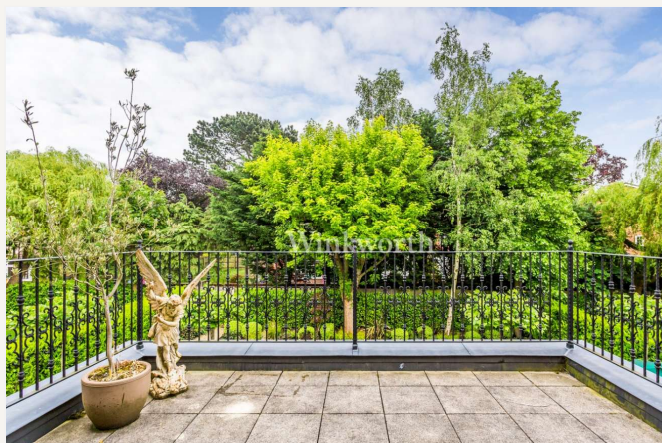
Guide Price £925,000 *Leasehold*

An exquisite apartment set on the first floor of a private, gated development on the desirable Uplands Park Road, within easy reach of Enfield Chase and Gordon Hill Overground stations, as well as the open green spaces of Trent Park and Enfield Golf Club.

KEY FEATURES



- Luxury First Floor Apartment Situated in a Desirable Location
- Chain-Free
- Impressive Open-Plan Reception Room/Kitchen
- Private Terrace
- Designer Fitted Kitchen
- Two Spacious Bedrooms
- Integrated Speaker System and Video Entry Phone System Linked to Front Gates,
- Porcelain Floor Tiles with Under Floor Heating
- Lift Access
- Underground Parking Space and Private Storage Area



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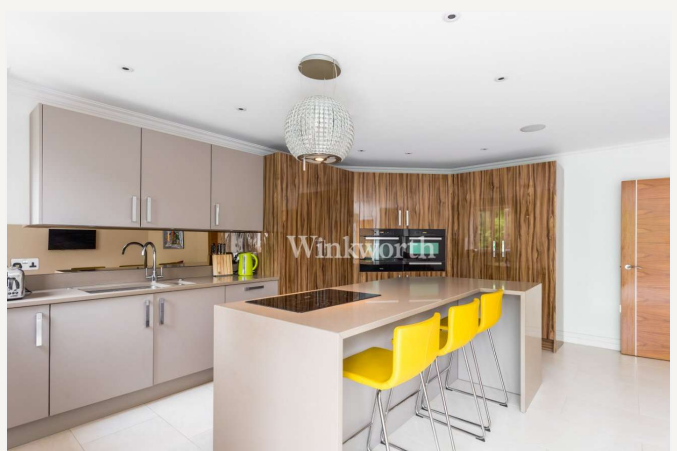
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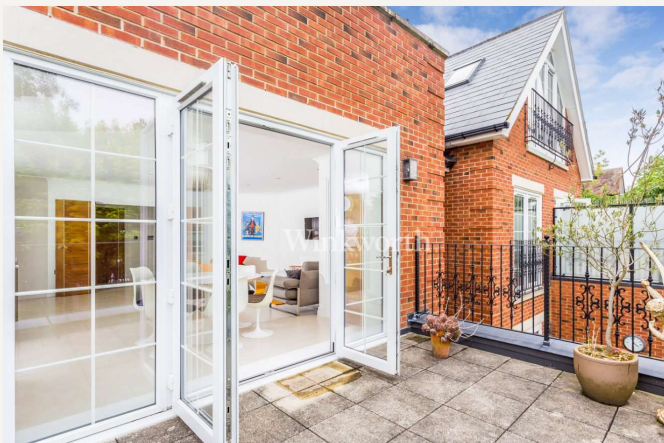
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Constructed in 2015, this stunning property offers approximately 1,261 sq. ft. of luxurious living accommodation, finished to an exceptional standard throughout. At the heart of the home is an impressive 26'7" x 21'4" open-plan reception room and kitchen with tiled underfloor heating, ideal for both entertaining and relaxation. The room features an extensive range of two-tone bespoke designer units, high-end integrated appliances, and a stylish island/breakfast bar. Large French doors at one end open onto a generously sized private terrace enjoying delightful garden views, perfect for morning coffee or al fresco dining. There are two double bedrooms positioned at opposite ends of the entrance hall, each featuring a walk-in wardrobe and Juliette balcony, plus a luxurious en-suite bathroom and a separate shower room. Externally, the apartment benefits from an allocated underground parking space and a private storage area. Offered for sale chain-free. The property will appeal to the discerning buyer seeking a luxurious home within an exclusive development, combining elegant contemporary design with comfort and convenience. We highly recommend a viewing to fully appreciate the quality of accommodation offered.





MATERIAL INFO

Tenure: Share of Freehold

Underlying Lease Term: 112 year and 4 months remaining

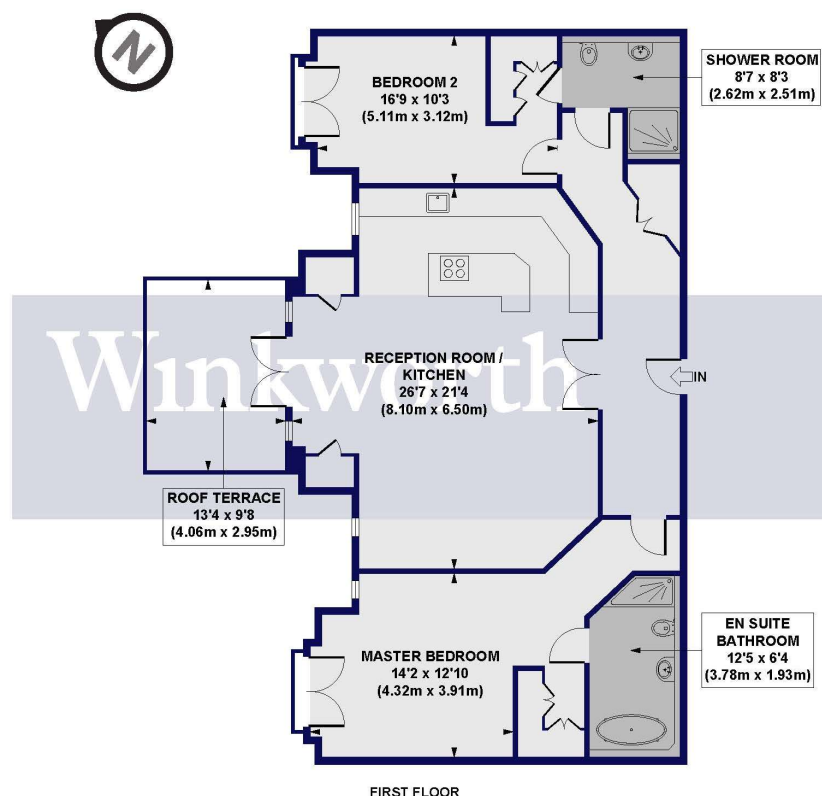
Service Charge: £2807.26 per annum

Ground Rent: N/A

Council Tax: London Borough of Enfield - Band: F

EPC rating: B

Bayview House, Uplands Park Road, EN2
Approx. Gross Internal Floor Area 1261 sq. ft / 117.16 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN210008>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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