



**Cheviot Court, Cheviot Close, Enfield, EN1 3UY**

**welcome to**

## **Cheviot Court, Cheviot Close, Enfield**

Barnfields are delighted to offer for sale this spacious two bedroom first floor maisonette in a most sought after cul-de-sac location just off Baker Street, within a short walking distance of local shops and easy access of Enfield Town shopping centre and rail stations (Liverpool Street and Moorgate Lines). The property benefits from its own front private front door, has loft storage space, a garage, 900 + year lease and use of a well maintained communal garden.

Must be viewed!





### **Private Flat Door**

Opens to stairs to the First Floor Landing.

### **Landing**

Fitted carpet, loft hatch opening to loft storage space, radiator.

### **Lounge**

15' 10" x 10' 9" ( 4.83m x 3.28m )  
Fitted carpet, double glazed window to front, radiator.

### **Kitchen**

12' 8" x 7' 10" ( 3.86m x 2.39m )  
Range of fitted wall and base units with toning worktops, sink and drainer, plumbing for a washing machine and dishwasher, space for fridge/freezer, built-in oven with gas hob and extractor above, tiled splashbacks, double glazed windows to rear, vinyl flooring, radiator.

### **Bedroom One**

14' 8" x 11' 5" ( 4.47m x 3.48m )  
Fitted carpet, radiator, double glazed windows to front, built-in wardrobes plus two additional cupboards.

### **Bedroom Two**

11' 3" x 10' 10" ( 3.43m x 3.30m )  
Fitted carpet, radiator, range of built-in cupboards, double glazed windows to rear.

### **Bathroom**

Panelled bath, pedestal wash hand basin, low level WC, vinyl flooring, double glazed window to rear, part tiled walls, radiator.

### **Outside**

### **Communal Rear Garden**

A pleasant and well manicured rear communal garden with central lawn and mature tree and shrub borders.

### **Garage**

A single garage in adjacent block with an up and over door.



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## Cheviot Court, Cheviot Close,

- Two Bedrooms
- First Floor
- Spacious Lounge and Kitchen
- Own Private Front Door
- Well Maintained Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1440.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £365,000



Please note the marker reflects the postcode not the actual property

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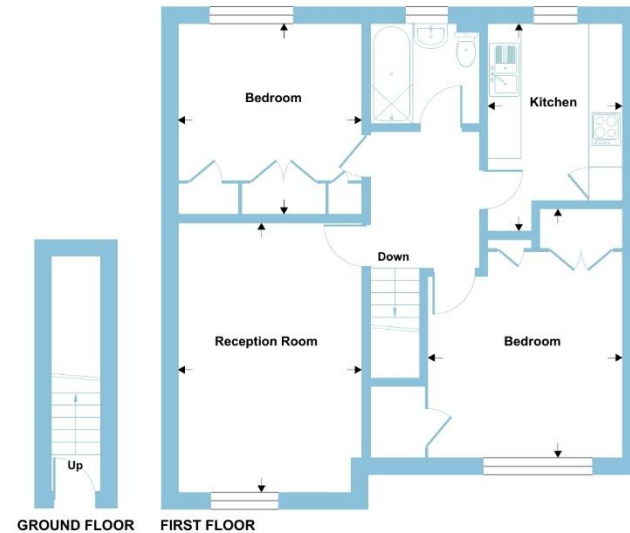
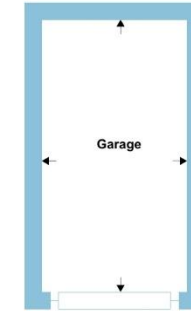
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## Cheviot Close, Enfield, EN1

Approximate Area = 726 sq ft / 67.4 sq m  
Garage = 137 sq ft / 12.7 sq m  
Total = 863 sq ft / 80.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Barnard Marcus. REF: 1453274



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