



Burgundy House, Bedale Road, Enfield, EN2 0NZ

welcome to

Burgundy House, Bedale Road, Enfield

Two bedroom fifth floor balcony apartment with far reaching views over Enfield to Epping Forest just minutes from Gordon Hill Rail Station (Moorgate Line) shops, schools, parks and greenbelt countryside, and within easy access of Enfield Town, with its multiple shopping centre, pubs and restaurants and the M25 Motorway.

The spacious accommodation extends to over 780 sq. ft and is offered on a chain free basis with many pleasing features.



Entrance Hall

Fitted carpet, electric heater, door entryphone system, two storage cupboards and additional cupboard housing water tank.

Lounge

16' x 12' 8" (4.88m x 3.86m)

Fitted carpet, two electric heaters, arch to kitchen, sliding patio doors to balcony.

34' Balcony

With views over Enfield with Epping Forest beyond.

Kitchen

10' 10" x 8' 11" (3.30m x 2.72m)

Comprising a range of dark wood base, wall and display units with one and a half bowl stainless steel sink and drainer, tiled splashback, integrated oven and grill, plumbing for washing machine, space for fridge freezer, hob with extractor fan, large built in tank cupboard.

Bedroom One

12' 6" max x 11' 4" max (3.81m max x 3.45m max)

Fitted carpet, electric heater, fitted wardrobe cupboards.

Bedroom Two

10' 3" max x 9' 3" (3.12m max x 2.82m)

Fitted carpet, electric heater, range of built-in wardrobes, south facing views over Enfield to the City.

Shower Room

Modern suite comprising walk-in shower with glass screen, vanity basin, heated towel rail, fully tiled walls and floor, extractor fan.

Separate WC

Low flush, extractor fan, coving to ceiling.



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welcome to

Burgundy House, Bedale Road, Enfield

- Cash Buyers Only
- Lift To All Floors
- Two Double Bedrooms
- Chain Free
- 34' Balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1773.60

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



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Property Ref:

ENF105072 - 0003

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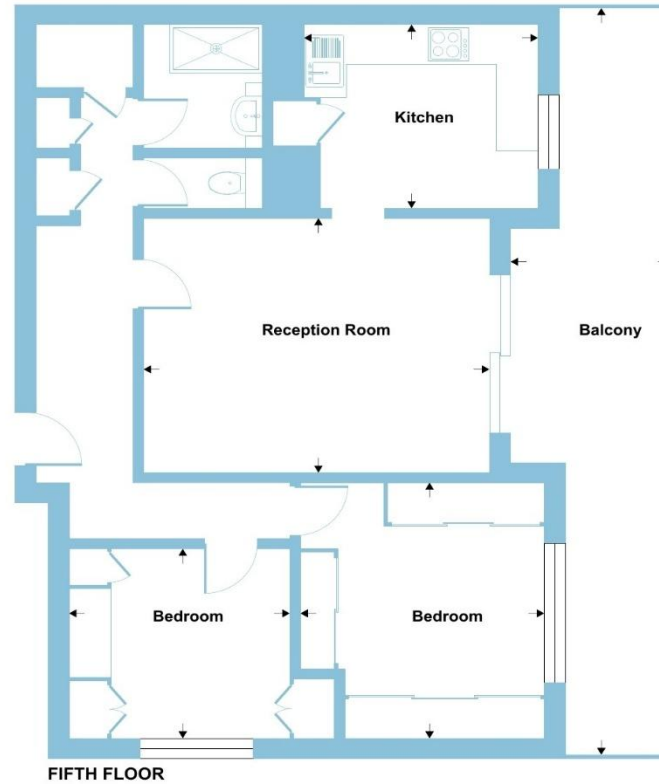
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Approximate Area = 783 sq ft / 72.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Barnard Marcus. REF: 1487596



Please note the marker reflects the postcode not the actual property



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