

Apartment 1, Bayview House, Uplands Park  
Enfield, Middlesex, EN2 7PT  
£1,250,000 Share of freehold

**STATONS**

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Bedrooms 3 | Bathrooms 2 | Receptions 1





## Apartment 1, Bayview House, Garden Apts Uplands Park Road Enfield, Middlesex



A beautiful, stunning ground floor purpose built apartment benefitting from a deep entrance hallway leading to three double bedrooms, two en-suite bathrooms plus guest cloakroom, fully fitted designer kitchen with Integrated Miele Appliances with separate utility room, a spacious lounge/dining room with direct access to the orangery that leads onto a bespoke landscaped private rear garden and patio.

Further features include:-

- Individually designed kitchen by The WoodWorks \*Full range of Miele appliances
- \* Underfloor heating \* Luxurious bathroom suite by CP Hart
- \* Porcelain tiles by Porcelenosa \* Video entryphone system to control front gates
- \* Lutron mood lighting \* CAT5 wiring throughout
- Secure underground parking space accessed via a heated ramp
- \* Further Parking Space \* Lift access to all floors \* Two Underground Storage Cupboards

Approach:- Bayview House is located on Uplands Park Road which is directly off The Ridgeway and Chase Ridings in Enfield. The apartment is reached via the pedestrian or vehicular secure gated entrance which in turn leads to the communal areas of Bayview House.

Location:- Situated on one of Enfields premier roads, tree lined and verdant, Bayview House is a short walk to the town centre or Enfield Chase over-ground station (only 25 minutes to Moorgate), Oakwood Underground station ( PiccadillyLine) is also close by, Boutiques, bars, cafes and restaurants mix with high street brands, local shops and markets, creating a wonderful community atmosphere. Leisure facilities including a David Lloyd and Virgin gym are within a short distance, whilst green open spaces, canals and parks are a plenty, not to mention many golf courses within the locality.

\*\*Share of Freehold\*\*

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
<b>A</b>	91	91	<b>A</b>	93	93
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

## Features Include

- Stunning Ground Floor Apartment
- Bespoke Landscaped Private Rear Garden & Terrace
- 3 Bedrooms
- 2 En Suite Bathrooms
- Underground Parking

### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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