



Hermitage Close

Enfield EN2 8EL

£1,250 Per month



2



1



1



✓



✓

Baker and Chase are pleased to offer to rent this 2 bedroom end of terrace house in a sought after location of Windmill Hill.



Applicant Requirements:

We are searching for tenant(s) with a household income of £37,500+.

Baker and Chase are pleased to offer to rent this 2 bedroom end of terrace house in a sought after location of Windmill Hill. Enfield Town and its range of shopping facilities are also only a short distance away.

The property offers two good size bedrooms, a new kitchen, bathroom and a spacious reception room. Further benefits include off street parking, a private garden with direct access from the lounge, gas central heating and double glazing throughout.

The location is undoubtedly a key feature as the maisonette is positioned directly off of Windmill Hill allowing access to local shops and restaurants which include Waitrose and Tesco Express as well as Enfield Chase B.R station which serves Moorgate via Finsbury Park (Victoria & Picadilly Lines) in approximately 30 minutes.

The Landlord is looking for long term , professional tenants. No pets, children and no smokers allowed. The property is offered unfurnished and is available to view from 12th October. For more information, or to arrange a viewing, please call our office.

Entrance Hall

L-shaped entrance hall, laminate floor, built in storage cupboard, door to side aspect, coving, radiator, doors to remaining rooms

Lounge

18'5" x 10'11"

Double glazed doors and windows to front aspect, laminate flooring, double radiator, power points, telephone point, coving

Bedroom 1

14'0" x 9'4"

Double glazed window to rear aspect, double radiator, power points, coving, laminate flooring

Bedroom 2

11'1" x 8'4"

Double glazed window to front aspect, laminate floor, radiator, power points, telephone point, coving

Kitchen

10'10" x 6'11"

Double glazed window to rear aspect, laminate floor, range of matching wall and base units with roll top work surfaces over, 1 1/2 stainless steel sink and drainer with mixer tap, freestanding cooker with extractor fan over, fridge freezer, ample power points

Bathroom

Double glazed opaque window to side aspect, tiled floor and part tiled walls, panel bath with mixer taps and electric shower over complete with shower screen, hand basin with mixer tap, heated towel rail

Separate w/c

Double glazed opaque window to side aspect, low flush w/c, tiled floor

Garden

Private garden positioned at the front of the property with access from the lounge

Garage



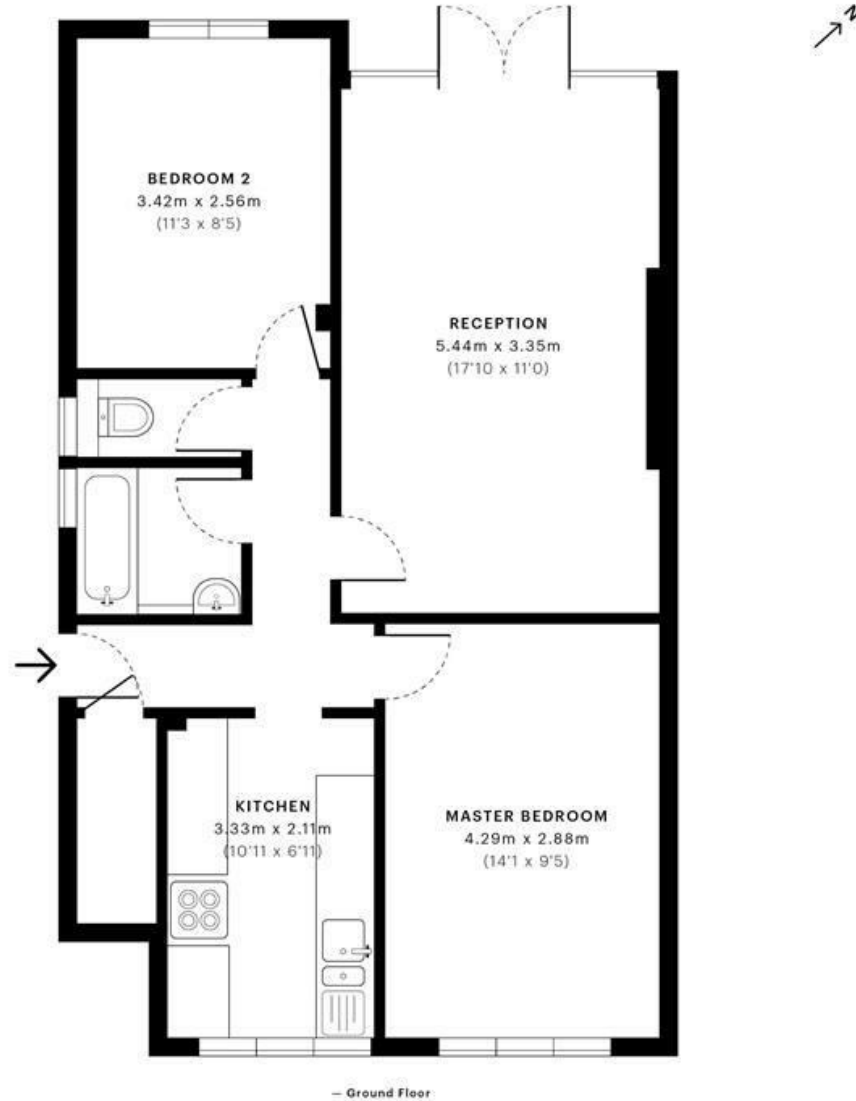


7 Hermitage Close, EN2 8EL

CAPTURE DATE
10/12/2019

LASER SCAN POINTS
14,925,892

GROSS INTERNAL AREA
59.2 Sqm / 637.5 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
59.2 Sqm / 637.5 Sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
55.8 Sqm / 600.6 Sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
59.8 Sqm / 643.7 Sqft

IPMS 3C RESIDENTIAL
56.4 Sqm / 606.8 Sqft

SPEC ID
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EPC Rating D