



Forty Hill House, Forty Hill, Enfield, EN2 9EU

welcome to

Forty Hill House, Forty Hill, Enfield

SHARE OF FREEHOLD

Barnfields are delighted to offer for sale this superb chain free two-bedroom first-floor converted flat, forming part of a magnificent Grade II listed detached residence. Situated within the picturesque Forty Hill Conservation Area and just a few steps from the beautiful grounds of Forty Hall, this stunning property has been sympathetically refurbished and stylishly decorated to a high standard throughout. The flat also benefits from access to a substantial communal rear garden and is offered with a Share of the Freehold, making it an exceptional opportunity for prospective purchasers. Combining period charm with modern presentation in one of Enfield's most sought-after locations, this impressive home must be viewed internally to be fully appreciated.



The Original Front Door

Opens to a grand entrance hall with fitted carpet and a beautiful staircase leading up to the First Floor.

Hallway

With luxury vinyl flooring, radiator, spotlights, storage cupboard.

Lounge

18' 2" x 9' 11" (5.54m x 3.02m)

With luxury vinyl flooring, original sash window to front with original shutters, radiator, cast iron fireplace with wooden surround and slate hearth, picture rails.

Kitchen

12' 6" x 8' 8" (3.81m x 2.64m)

With a range of newly fitted white fitted wall and base units with toning worktops and attractive tiled splashbacks, sink and drainer, built-in oven with gas hob, stainless steel splashbacks and extractor above, built-in fridge freezer and dishwasher, plumbing for washing machine, matching breakfast bar, radiator, sash window to rear, spotlights, door to wrought iron staircase down to the ground floor.

Bathroom

Newly fitted suite of panelled bath with shower above plus hand held head, WC, hand basin with cupboards beneath, sash window to side, fully tiled walls and floor, heated towel rail.

Bedroom One

13' 1" x 9' 5" (3.99m x 2.87m)

Sash window to rear, fitted carpet, radiator, picture rails.

Bedroom Two

12' 3" x 11' 9" (3.73m x 3.58m)

Sash window to rear, fitted carpet, radiator, built-in wardrobes.

Outside

Communal Garden

A large walled communal rear garden with mature trees, central lawn and an abundance of shrubs and flowers.

Driveway

A shingle driveway to the front of the property with parking on a first come first served basis.



view this property online barnfields.co.uk/Property/ENF106208





welcome to

Forty Hill House, Forty Hill

- SHARE OF FREEHOLD & CHAIN FREE
- Newly Fitted Kitchen
- Stunning Lounge
- Newly Fitted Bathroom Suite
- External Wrought Iron Staircase

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£500,000



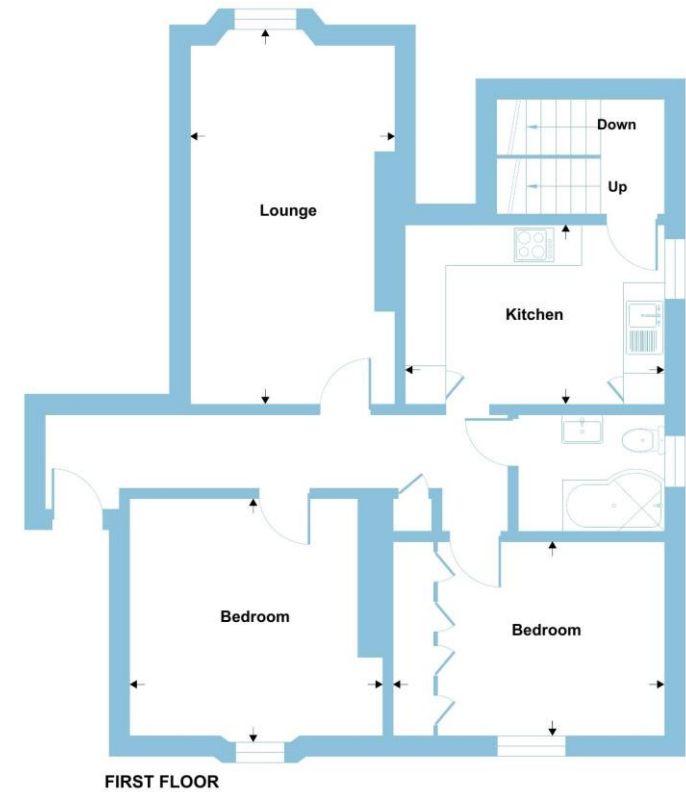
Please note the marker reflects the postcode not the actual property



Forty Hill, Enfield, EN2

Approximate Area = 771 sq ft / 71.6 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). © richcom 2026. Produced for Barnard Marcus. REF: 1523169

barnfields

check out more properties at barnfields.co.uk



Property Ref:
ENF106208 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk