



Waddington Close, EN1 1NB
Enfield





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KINGS GROUP Enfield Town are pleased to offer this well-presented property, ideally suited to first-time buyers and buy-to-let investors alike.

The home offers well-proportioned accommodation with a practical layout, making it comfortable for owner-occupiers while also presenting a strong investment opportunity. The property has the potential to achieve a rental income of approximately £16,800 per annum, offering attractive yields in the current market.

The property is conveniently positioned within approximately a quarter of a mile of Waddington Close, placing it within easy reach of a wide range of local amenities, including shops, cafés, and everyday services. Excellent transport links are close by, with Enfield Town Station and Enfield Chase Station both within close distance, providing direct services into London Liverpool Street and Moorgate, making it ideal for commuters.

The property is also well located for green spaces, leisure facilities, and reputable local schools, further enhancing its appeal to both buyers and tenants.

Whether you are stepping onto the property ladder or expanding your investment portfolio, this home offers a compelling combination of location, affordability, and rental potential.

Offers In The Region Of £225,000



- Chain Free
- Peaceful Cul-De-Sac Location
- Naturally Bright and Airy Throughout
- Close to Local Shops, Cafés & Everyday Amenities
- Quick Access to the A10, M25, and A406, Providing Excellent Connectivity to Surrounding Areas

- A Well Presented One Double Bedroom Ground Floor Flat
- Ideal First-Time Purchase or Buy-to-Let Investment
- Residents Parking Available
- Close Proximity of Transport Links Including Enfield Town Station(0.3 miles) and Bush Hill Park Station(0.5 miles) Both Providing Direct Access into Central London
- Double Glazed Throughout and Security Entry Phone System





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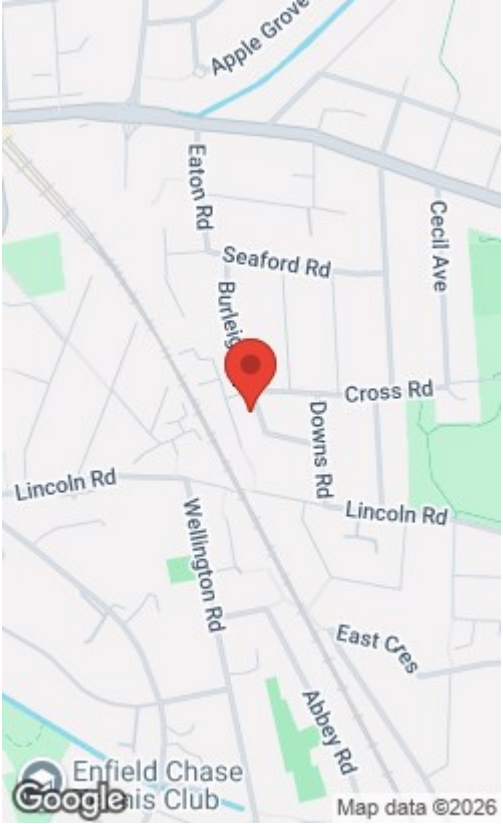
PRIVATE LAND
NO TRESPASSING
Penalty £1000
Section 1(1) of the
Criminal Justice Act 1967

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FLATS
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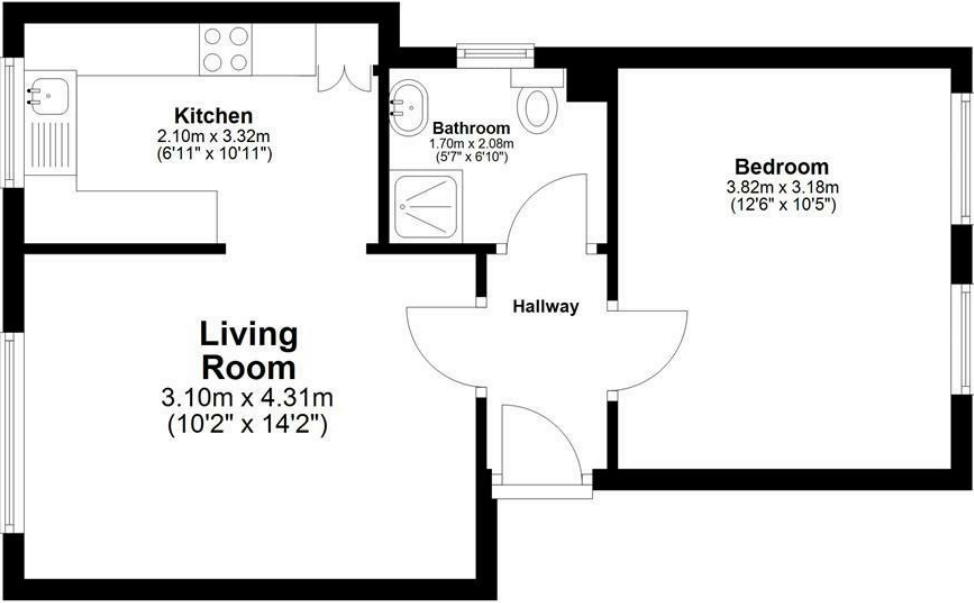
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 39.7 sq. metres (427.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Waddington

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