

Ermine Side, EN1 1DD
Enfield

kings GROUP



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NEW LEASE ON COMPLETION OF 175 YEARS KINGS GROUP are delighted to present this fantastic three-bedroom split-level apartment, ideally situated in the popular and well-connected EN1 area of Enfield. Offered to the market CHAIN FREE and presented in good condition throughout, this spacious property represents an excellent opportunity for first-time buyers, growing families and buy-to-let investors alike.

Arranged across the first and second floors, the property offers generously proportioned accommodation with a practical and versatile layout, providing a wonderful balance of comfortable living space and bedroom accommodation.

The first floor comprises a welcoming and spacious living area, ideal for both relaxing and entertaining, alongside a fitted kitchen offering ample storage and workspace. A conveniently positioned separate WC on this level provides additional practicality for everyday living.

The second floor accommodates three spacious bedrooms, offering flexible accommodation for families, guests or those requiring a home office. A family bathroom serves this floor, completing the well-arranged accommodation.

For investors, the property offers particularly attractive prospects, with an estimated rental potential of approximately £2,000 per calendar month, equivalent to £24,000 per annum, subject to prevailing market conditions. Its three-bedroom layout, convenient transport connections and proximity to local amenities make it an appealing proposition for the rental market.

The property is ideally positioned for commuters, with Bush Hill Park Railway Station

Offers In The Region Of £335,000









- OFFERED CHAIN FREE
- VERSATILE ACCOMMODATION ACROSS TWO FLOORS
- THREE GENEROUSLY PROPORTIONED BEDROOMS
- SECOND-FLOOR FAMILY BATHROOM
- ESTIMATED RENTAL POTENTIAL OF £24,000 PER ANNUM
- SPACIOUS THREE-BEDROOM SPLIT-LEVEL APARTMENT
- PRESENTED IN GOOD CONDITION THROUGHOUT
- FITTED KITCHEN & CONVENIENT FIRST-FLOOR WC
- EXCELLENT FIRST-TIME BUY OR BUY-TO-LET INVESTMENT
- APPROX. 0.4 MILES TO BUSH HILL PARK STATION & CLOSE TO LOCAL SCHOOLS









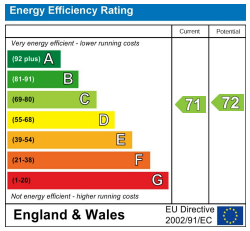

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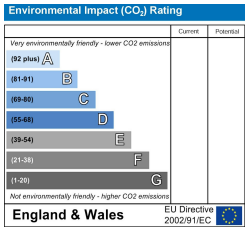


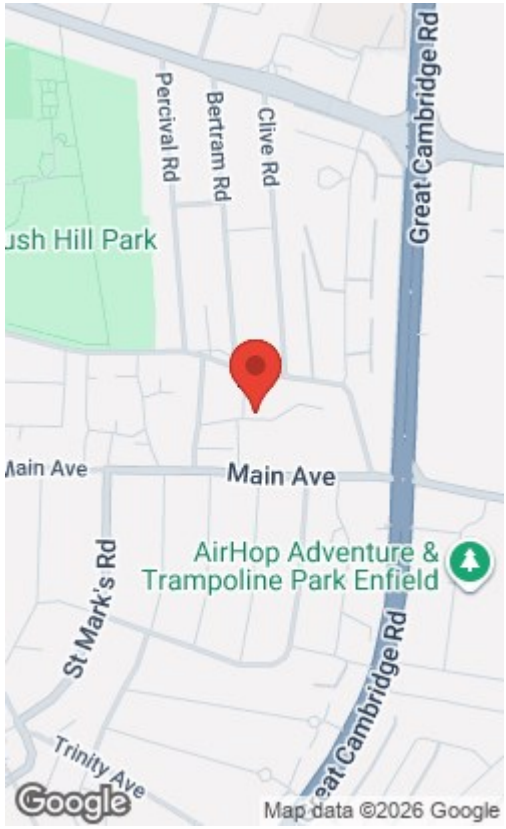


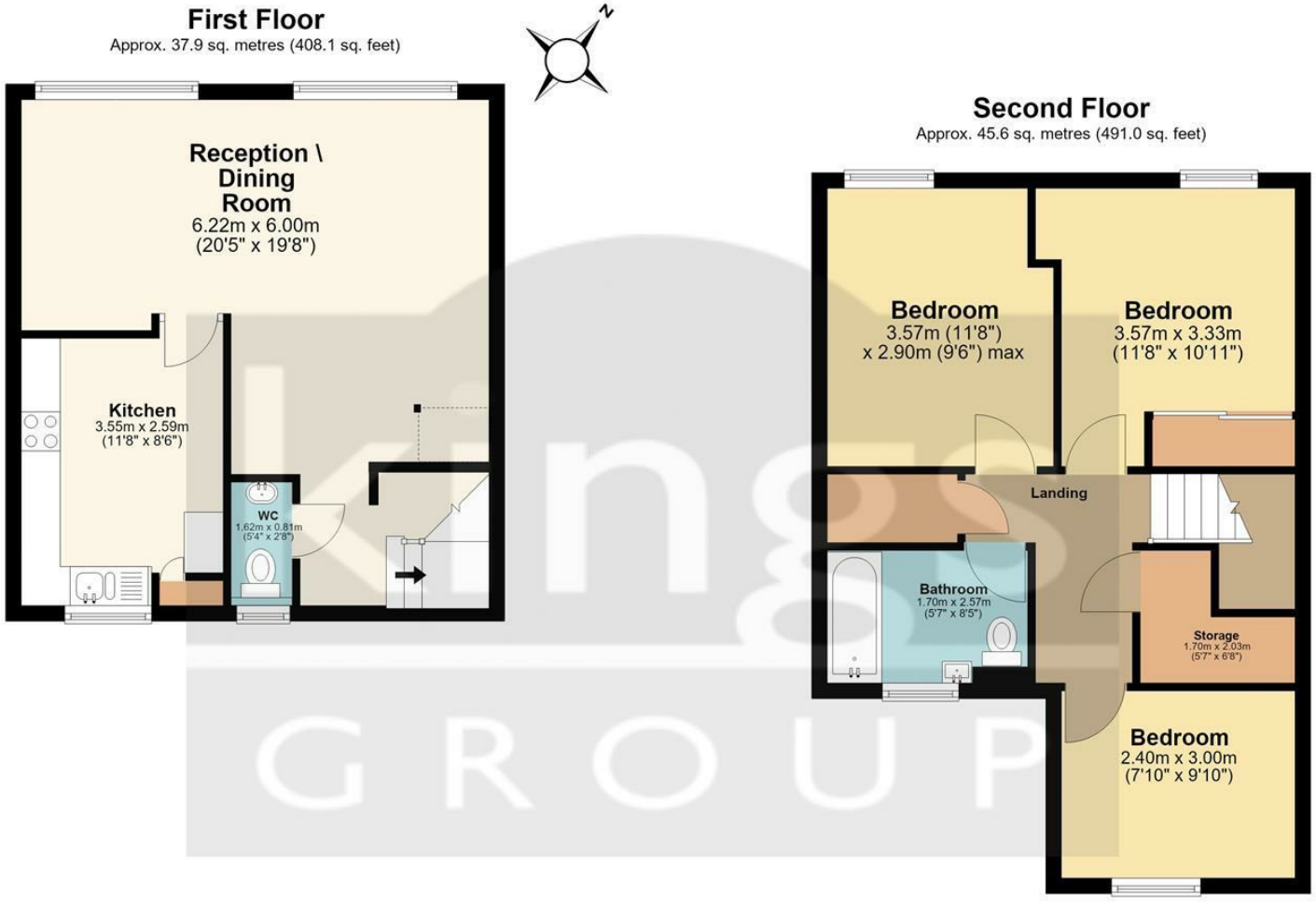












Total area: approx. 83.5 sq. metres (899.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Ermine Side

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