



[www.kings-group.net](http://www.kings-group.net)

186 Hertford Road  
Enfield Highway EN3 5AZ  
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Maltby Drive, Enfield, EN1 4ER  
Offers In The Region Of £275,000



- Nfopp accredited agents & ceMAP mortgage advisors
- Comes with allocated parking space
- Common parks and walkways
- Council Band C & EPC Band C
- Currently rented at £1,550 PCM but can be sold to someone moving in

- Two bedroom flat in Enfield EN1 London
- Well maintained throughout ownership
- 990 years' lease & reasonable service charges
- Situated on the first-floor
- Sold on a chain-free basis

KINGS GROUP welcome to market in the charming area of Maltby Drive, Enfield, this delightful two-bedroom first-floor flat, with allocated parking offering a perfect blend of comfort and convenience. Spanning an inviting 635 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

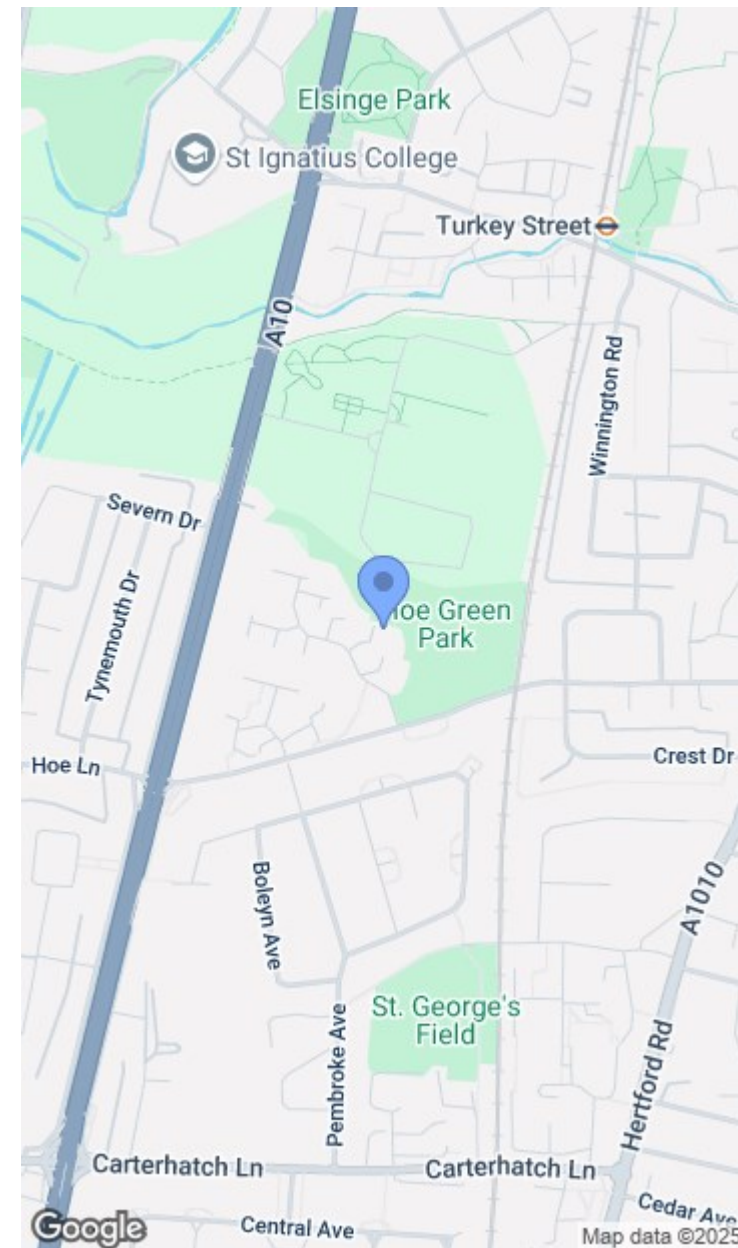
The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation, making it a perfect home for small families or professionals seeking a peaceful retreat. The bathroom is well-appointed, ensuring that daily routines are both comfortable and efficient.

This property is situated in a friendly neighbourhood, with local amenities and transport links within easy reach, making it an excellent choice for those who value accessibility and community. Whether you are looking to invest in your first home or seeking a cosy place to settle down, this house on Maltby Drive presents a wonderful opportunity to enjoy a delightful living experience in Enfield.

Leasehold Term 990 years  
Service Charge PA £1,900 (Approx)  
Ground Rent PA £10 (Approx)  
Council Band C  
EPC Band C

## BUYERS INFORMATION

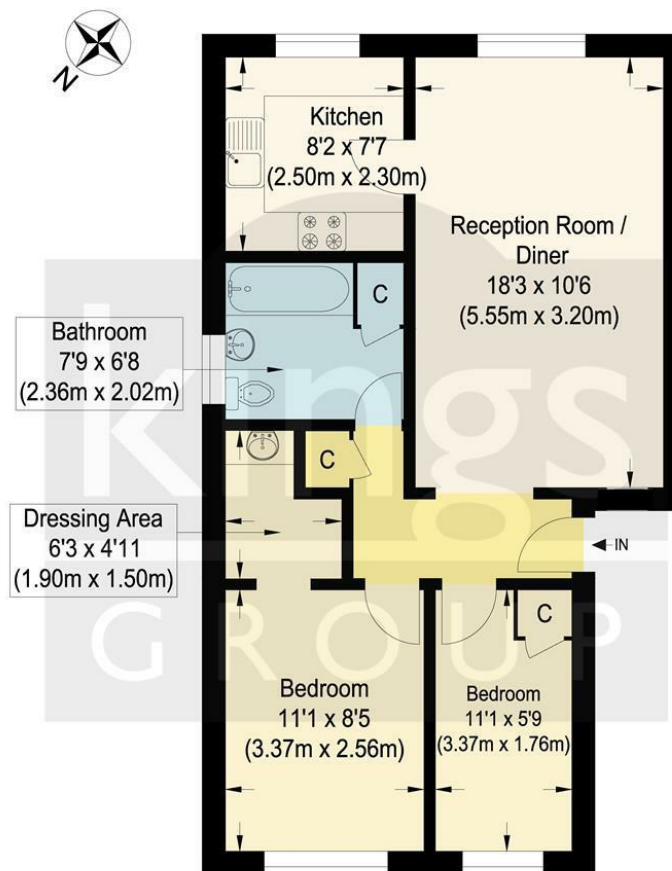
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the











**First Floor**

**Maltby Drive, EN1**

Approximate Gross Internal Floor Area : 52.30 sq m / 562.95 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

