



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Kennedy Avenue, Enfield, EN3 4PA
Offers In Excess Of £300,000

- 942 Year Lease
- Own Section of Front Garden
- Garage Included
- Double Glazing
- Close to Shops, Schools & Amenities

KINGS GROUP are delighted to present this well presented two double bedroom maisonette to the market, ideally located within the popular Ponders End area. Offering an impressive 942 year lease, this property makes an excellent purchase for first-time buyers, commuters, or investors alike.

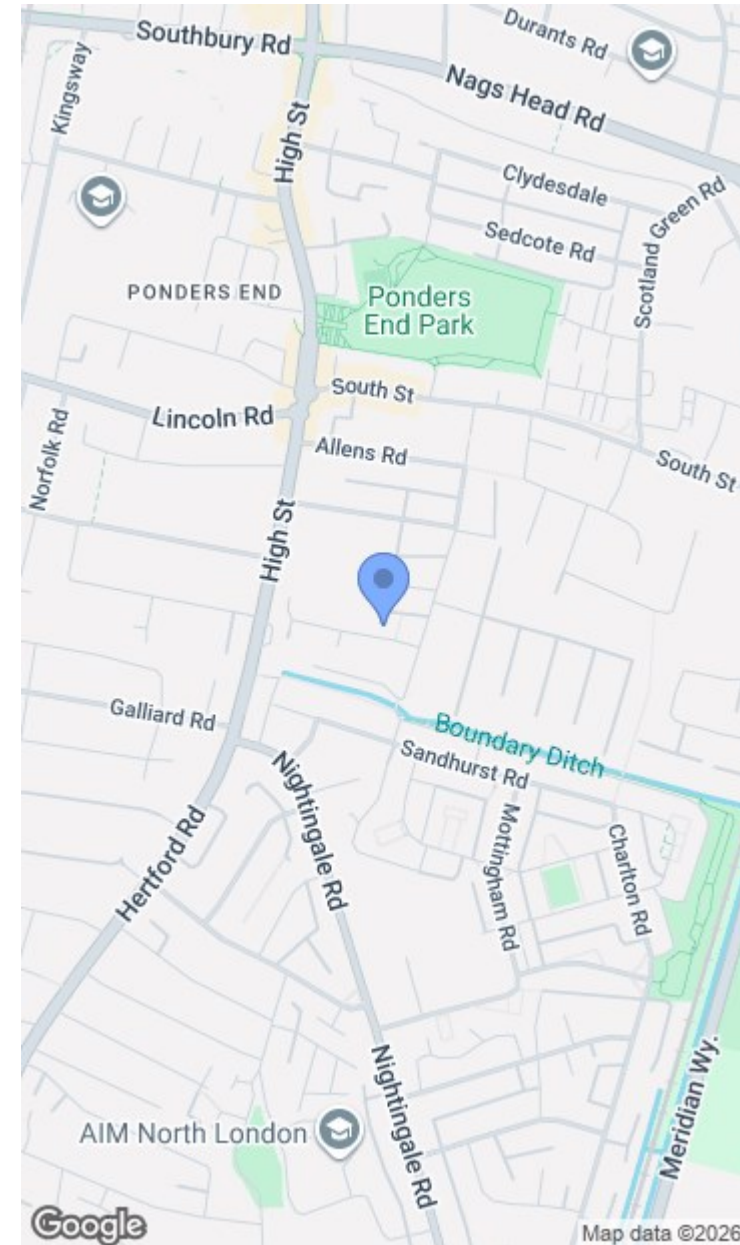
The property benefits from a spacious and well-arranged layout, comprising two generous double bedrooms, a bright and comfortable living area, and a fitted kitchen. Additional benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the home.

Externally, the property offers the rare advantage of its own section of front garden and a private rear garden, providing valuable outdoor space ideal for relaxing or entertaining. The property also benefits from a garage, offering secure parking or additional storage.

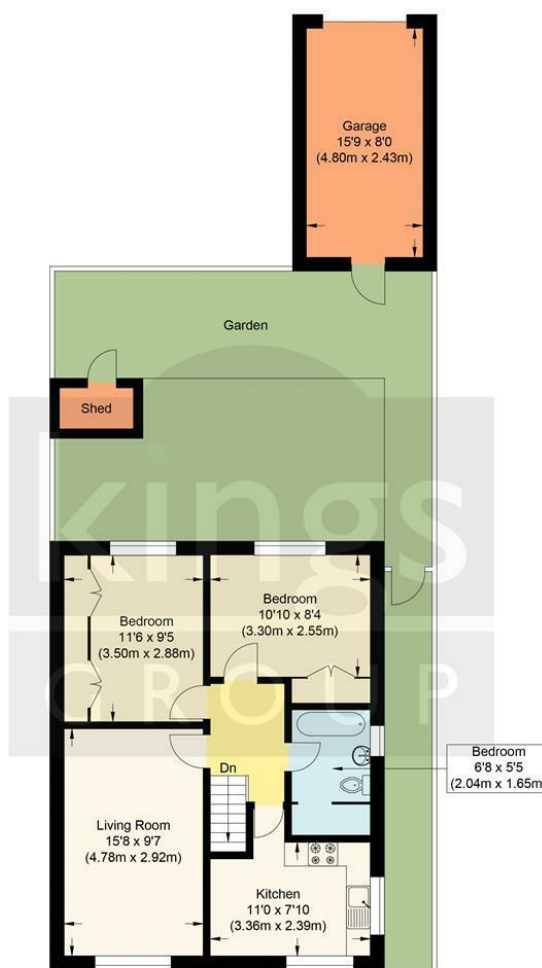
Location is a key highlight, with the property positioned close to excellent transport links, including Southbury and Ponders End Train Stations, both offering direct connections to Tottenham Hale, Seven Sisters and London Liverpool Street, making it ideal for commuters travelling into Central London. A variety of local bus routes are also easily accessible.

The property is conveniently situated within close proximity to local shops, supermarkets, schools, and everyday amenities, adding to its strong appeal for both homeowners and tenants.

- Two Double Bedroom Maisonette
- Private Rear Garden
- Gas Central Heating
- Excellent Transport Links (Southbury & Ponders End Stations)
- Ideal First Time Purchase or Investment Opportunity







Kennedy Ave, EN3

Approximate Gross Internal Floor Area : 54.20 sq m / 583.40 sq ft
(Excluding Garage)

Garage : 11.70 sq m / 125.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

