



Holmbridge Gardens, EN3 7EY
Enfield





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****NEW LEASE OF 120 YEARS ON COMPLETION**** Kings Group are delighted to present this well-maintained and spacious first floor property, ideally positioned within a quiet residential turning in the heart of Enfield. This charming home offers an excellent opportunity for both first-time buyers and investors alike, with strong rental potential and generous outdoor space.

The property benefits from its own section of a large garden, providing a rare and highly desirable private outdoor area perfect for entertaining, relaxing, or those with green fingers. In addition, there is a further garden space, enhancing the overall appeal and usability of the exterior. A single garage located to the side of the property adds further convenience, offering secure parking or additional storage.

Internally, the property has been well cared for and is presented in good condition throughout, allowing any incoming purchaser to move straight in while still offering scope to personalise. The layout is practical and inviting, making it a comfortable home for a range of buyers.

From an investment perspective, the property represents a fantastic buy-to-let opportunity, with an estimated rental income in the region of £22,000–£23,000 per annum.

Location is a key highlight, with the property situated within easy reach of both Ponders End railway station and Southbury railway station, providing direct and convenient access into central London ideal for commuters.

The area is also well-served by a number of highly regarded schools, including Oasis Academy Hadley, Heron Hall Academy and Southbury Primary School, making it an

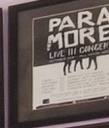
Offers In The Region Of £320,000



- Situated on the First Floor
- Expansive private garden area, ideal for outdoor living and entertaining
- Private single garage providing secure parking or valuable storage
- Strong investment potential with an estimated rental yield of £22,000–£23,000 per annum
- New Lease on completion
- Sought-after residence in a desirable location
- Additional well-proportioned garden space enhancing overall appeal
- Excellent opportunity for first-time buyers seeking quality and convenience
- Well-positioned for Ponders End & Southbury stations offering direct access into London
- Awaiting EPC Rating







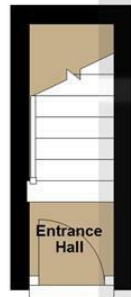
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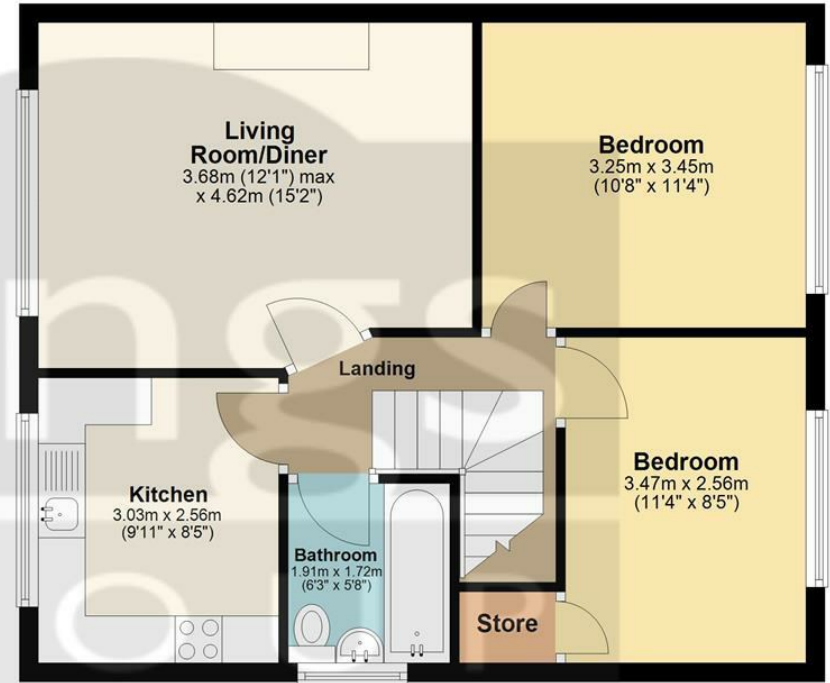
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-34) E	
(21-38) F		(11-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor
Approx. 2.4 sq. metres (25.5 sq. feet)



First Floor
Approx. 55.7 sq. metres (599.1 sq. feet)



Total area: approx. 58.0 sq. metres (624.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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. □

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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