



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

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Enfield EN3 5AZ  
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**Kempe Road, Enfield, EN1 4RB**  
**Offers In The Region Of £350,000**



- NFOPP accredited agency & ceMAP mortgage advisors
- End of terrace styled
- Potential rental valuation of £1,800 PCM after refurb
- Proximity to Enfield Town & Turkey Street stations
- Nearby to A10/M25 & Stansted Airport

- Two-bedroom freehold house in Enfield, London
- Council Band D & EPC Band D
- Ample opportunity to extend, with loft and rear single extension already approved
- Splendid access into Tottenham Hale & London City
- Offered chain-free (no related purchase)

\*Viewings Saturday 06/09/2025 11-1pm via appointments only\* KINGS GROUP offer tucked away on the charming Kempe Road in Enfield, this end-terrace house presents a fantastic opportunity for those looking to invest in a property with great potential. Built in circa 1950s, this two-bedroom home spans an impressive 904 square feet and is offered chain-free, allowing for a smooth and swift purchase process.

The property features one reception room, providing a welcoming space for relaxation or entertaining guests. With one bathroom upstairs, it is well-suited for small families or couples. While the house requires full renovation, it is priced attractively to reflect this, making it an ideal choice for a ready and willing buyer eager to create their dream home.

Situated in the desirable EN1 postcode, this property benefits from its proximity to the A10, ensuring easy access to major routes. Additionally, local shopping centres and stations serving London City are just a stone's throw away, enhancing the convenience of daily living.

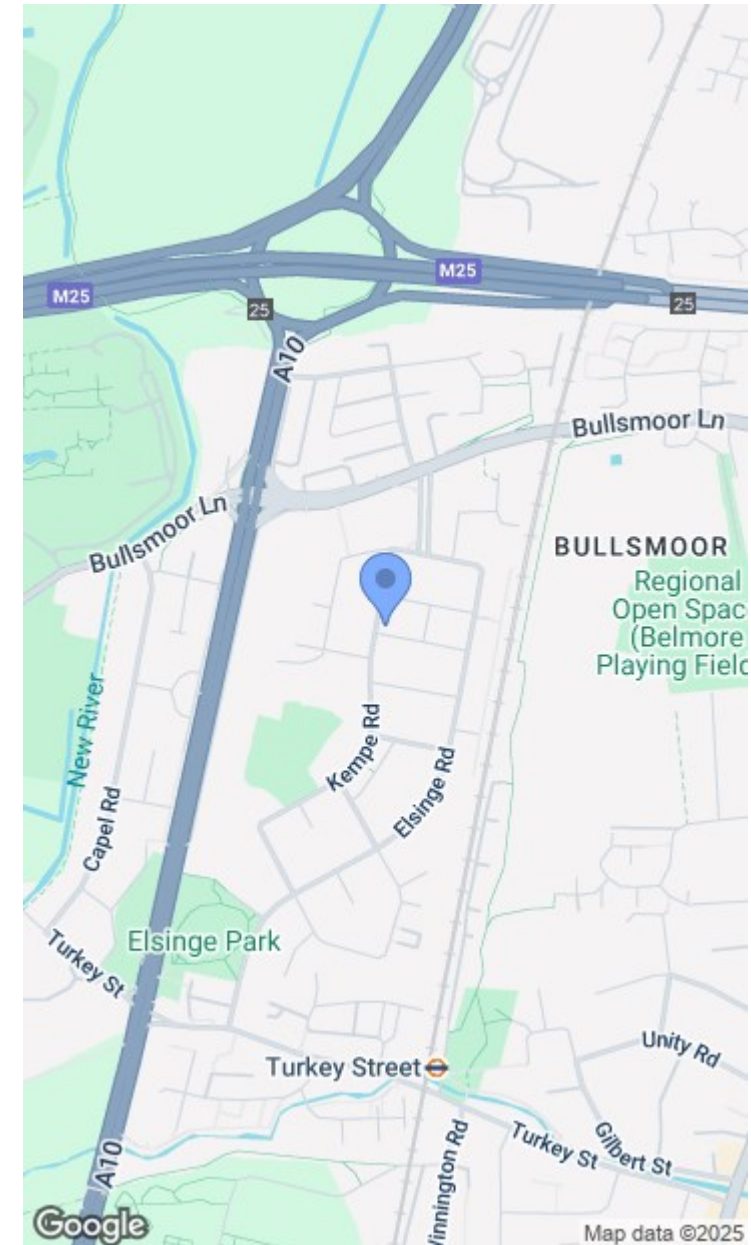
The new Energy Performance Certificate (EPC) is valid for ten years and offers a rating of D, while the council tax band is also a D, making this property an appealing option for those mindful of ongoing costs.

Freehold  
Standard Construction  
Low Flood Risk  
Potential Rental Value After Refurbs £1,800 PCM  
Council Band D

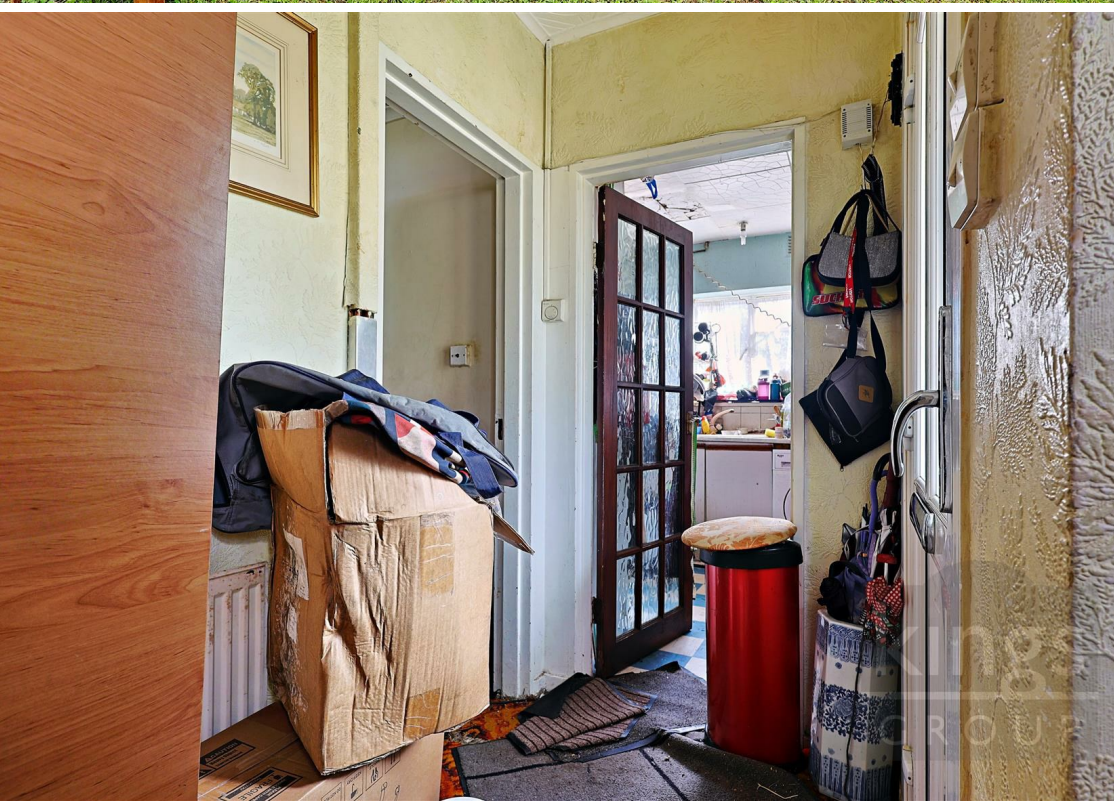
EPC Band D

#### BUYERS INFORMATION

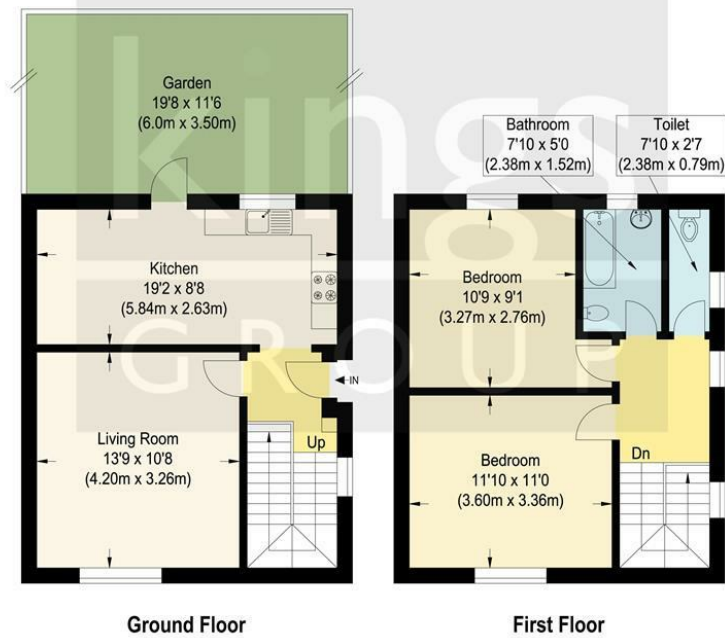
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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.











### Kempe Road Enfield, EN1 4RB

Approximate Gross Internal Floor Area : 81.10 sq m / 872.95 sq ft

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

