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186 Hertford Road  
Enfield EN3 5AZ  
Tel: 020 8805 5959

Hoe Lane, Enfield, EN3 5SJ  
Offers In The Region Of £270,000

- Purpose Built Apartment
- Brand New 163-Year Lease on Completion
- Fitted Kitchen with Ample Storage
- Excellent Transport Links via Turkey Street & Brimsdown Stations
- Ideal First-Time Buy or Buy-to-Let (£20,400 PA Potential Rental Income)

- Chain Free Sale
- Approximately 711 Sq Ft of Living Space
- Three-Piece Family Bathroom
- Direct Access to Tottenham Hale & London Liverpool Street
- Situated on the Ground Floor

Kings Group are delighted to present this well-proportioned two-bedroom ground floor maisonette, ideally located in a convenient and well connected part of Enfield. Offered CHAIN FREE and with the significant benefit of a brand new lease on completion with approximately 163 years remaining, this property represents an outstanding opportunity for both first-time buyers and investors alike.

Internally, the property offers approximately 66.1 sqm (711 sq ft) of living accommodation. The layout comprises a bright and spacious living room, providing ample space for both seating and dining. The fitted kitchen is well arranged with good storage and worktop space. There are two bedrooms, including a generous principal bedroom measuring, and a second bedroom measuring 11'6" x 8'8", ideal as a guest room, nursery or home office. A three-piece family bathroom completes the accommodation. The property also benefits from its own storage room.

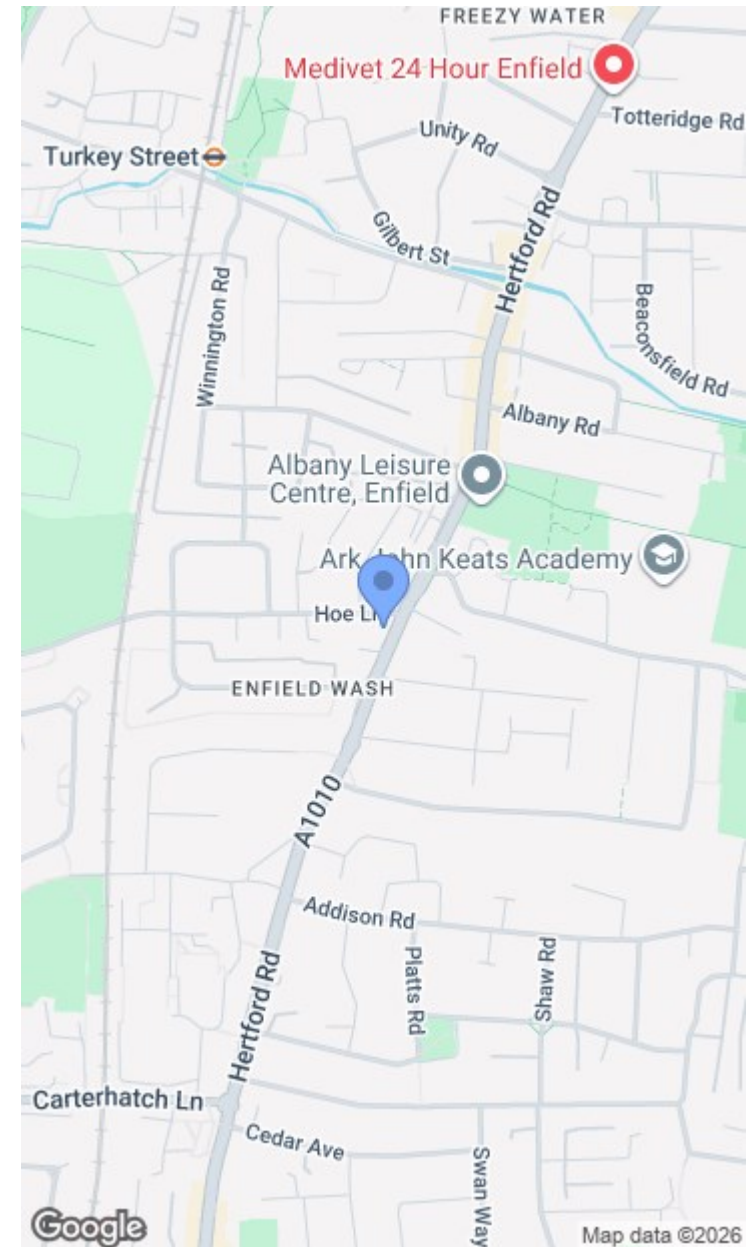
Being situated on the ground floor makes this home particularly appealing for buyers seeking ease of access and convenience.

The location offers excellent connectivity, with both Turkey Street Station and Brimsdown Station within easy reach, providing direct rail links into Tottenham Hale and London Liverpool Street, making it ideal for commuters. A range of local shops, supermarkets and everyday amenities are close by, along with retail parks and green spaces, ensuring all essentials are within convenient distance.

This property would make an ideal first-time purchase, offering generous room sizes, excellent transport links and long-term lease security. Equally, it presents a strong buy-to-let opportunity, with an estimated potential rental income of approximately £20,400 per annum.

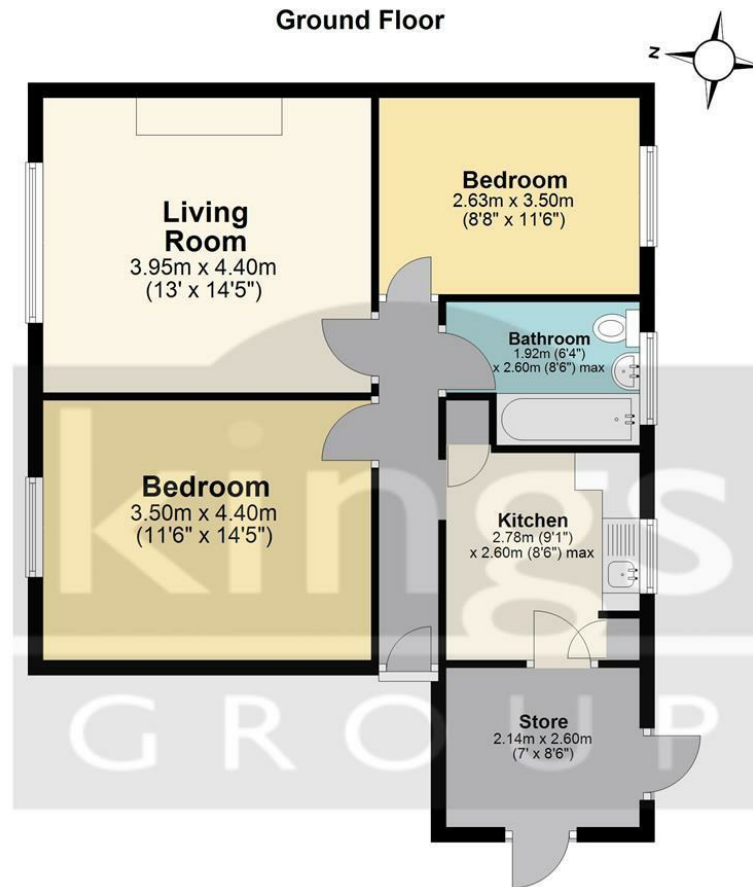
With the added advantage of being chain free and a brand new extended lease of 163 years on completion, this is a superb opportunity not to be missed.

New Lease on completion 163 Years  
Service Charge £1220 every 6 months  
Ground rent £10PA





## Ground Floor



Total area: approx. 66.1 sq. metres (711.6 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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### Hoe Lane Enfield

