



www.kings-group.net

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

Westfield Close, Enfield, EN3 7RU
Offers In The Region Of £185,000

- Studio Apartment with Separate Sleeping Area
- Communal Grounds & Gardens
- EPC Rating D

- Great Access Into Tottenham Hale & London Liverpool Street
- Close Proximity to local amenities
- Perfect Investment Opportunity

KINGS GROUP are delighted to offer for sale this Studio Apartment with a separate sleeping area. This property is an Ideal Investment Opportunity with Potential Rental income of £10,500PA or a First Time Buy.

Benefits include; Great proximity to local amenities and Brimsdown Station offering great links into The City, Tottenham Hale & London Liverpool Street, Spacious Lounge/Dining Area, Fitted Kitchen, Separate Sleeping Area, Double Glazing and is offered on a Chain Free Basis

COMMUNAL FRONT DOOR TO:

COMMUNAL ENTRANCE HALLWAY TO

OWN FRONT DOOR TO:

ENTRANCE HALLWAY

With entryphone, doors to:

LOUNGE

16'10 x 12'3 (5.13m x 3.73m)

With double glazed window to rear, TV point, telephone point, economy seven heating, carpet; to:

KITCHEN AREA

With double glazed window to rear, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, hob, coved ceiling,

SEPERATE SLEEPING AREA

8'7 x 6'11 (2.62m x 2.11m)

With double glazed window to front, coved ceiling, wardrobes, economy seven heating, carpet .

BATHROOM/WC

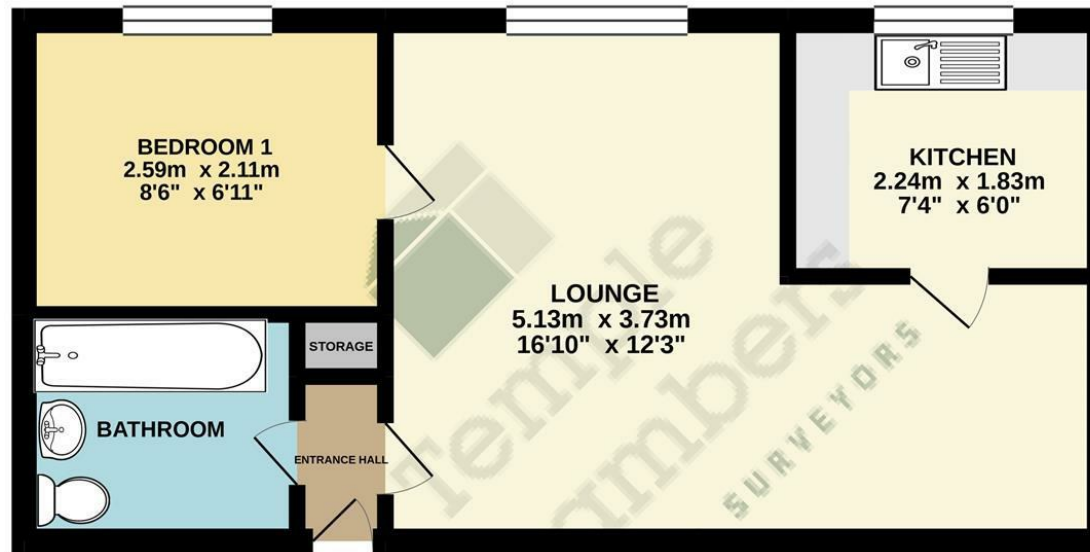
With coved ceiling, low level Wc, pedestal wash hand basin, panel enclosed bath with shower, extractor, part tiled walls, lino floor.

EXTERIOR:COMMUNAL GROUNDS, GARDENS AND PARKING





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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