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186 Hertford Road
Enfield Highway EN3 5AZ
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Mandeville Road, Enfield, EN3 6SL
Offers In The Region Of £2,500,000

**** 6×1 bed flats and 2×2 bed**** Welcome to an exceptional investment opportunity in EN3! Presenting a lucrative proposition, this property portfolio comprises eight flats along with a spacious rear yard boasting further development potential, subject to planning. With a strategic location and promising returns.


Key Features:


Eight Flats: A diverse mix of flats, offering a range of accommodation options to suit varying tenant needs.

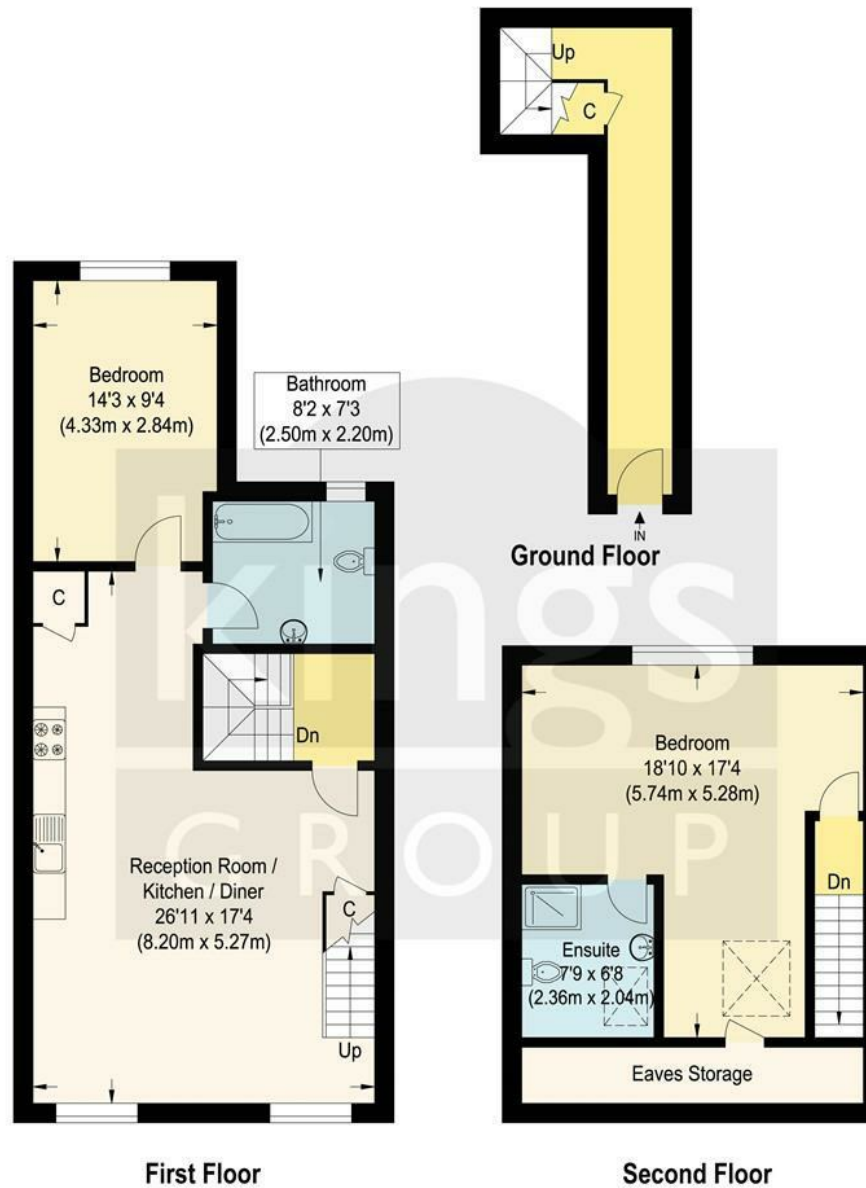
Rear Yard with Development Potential: Enhance the property's value with potential for additional development, subject to planning permissions. The property is currently occupied with existing tenants, generating an impressive rental income of £122,040 per annum. Enjoy immediate returns on your investment from day one.

Prime Location: The property enjoys proximity to an array of local amenities and transportation options. Residents benefit from easy access to shops, restaurants, schools, and recreational facilities, enhancing the property's appeal and rental potential.

Investment Highlights:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



Mandeville Road, EN3

Approximate Gross Internal Floor Area : 98.80 sq m / 1063.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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