



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

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

**The Sunny Road, Enfield, EN3 5EF**  
**Offers In Excess Of £265,000**



- Nfopp Accredited Agents & ceMAP Mortgage Advisors
- No Service Charges & Small Ground Rent
- Gas Fired Boiler & Double Glazed Windows
- Proximity to Brimsdown & Southbury Stations
- EPC Band TBC & Council Band B

KINGS GROUP offer on the charming The Sunny Road in Enfield, this delightful maisonette presenting a perfect blend of comfort and convenience. Spanning an inviting 540 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space for a home office or guest room.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home. This space is perfect for relaxation or entertaining guests, providing a warm and inviting atmosphere. The layout is thoughtfully designed to maximise the use of space, ensuring that every corner of the maisonette feels functional and welcoming.

The property boasts a modern bathroom, equipped with essential amenities to cater to your daily needs. The kitchen, while not specified, is typically a focal point in such homes, offering the potential for culinary creativity and family gatherings.

Located in Enfield, residents will enjoy easy access to local amenities, including shops, parks, and transport links, making commuting and daily errands a breeze. The surrounding area is known for its friendly community and vibrant atmosphere, providing a pleasant environment to call home.

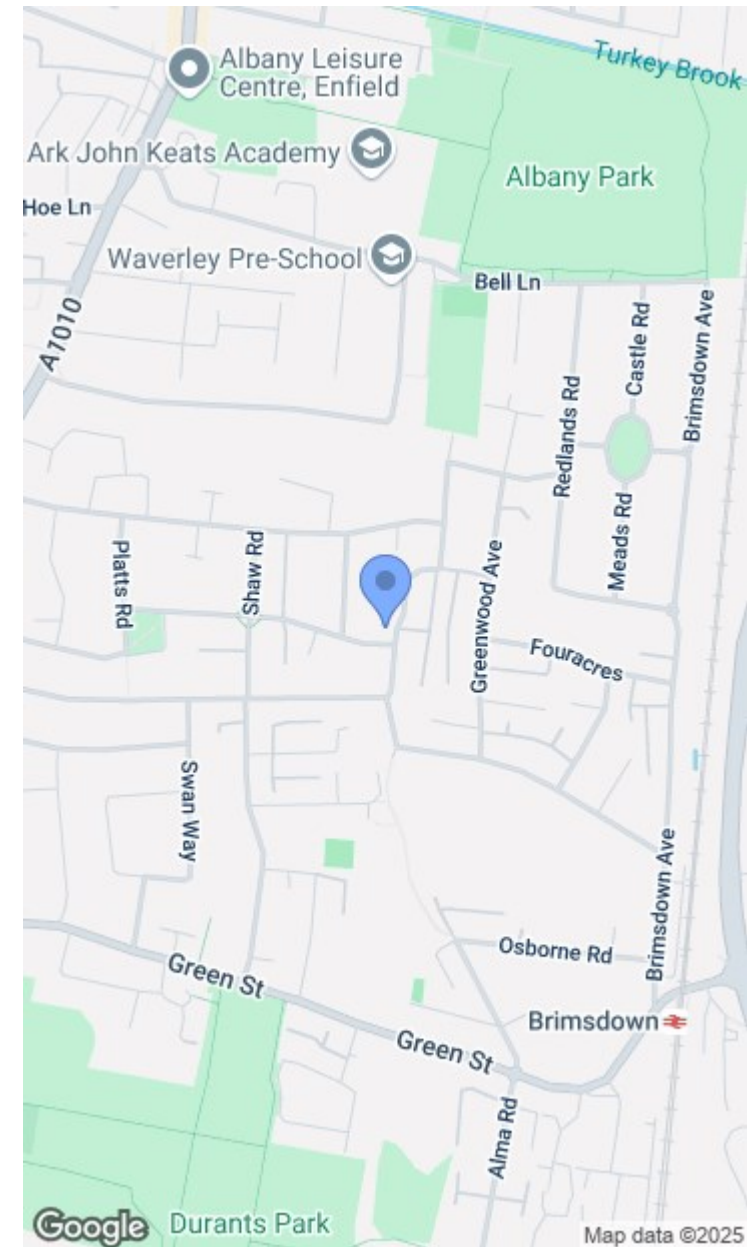
#### BUYERS INFORMATION

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

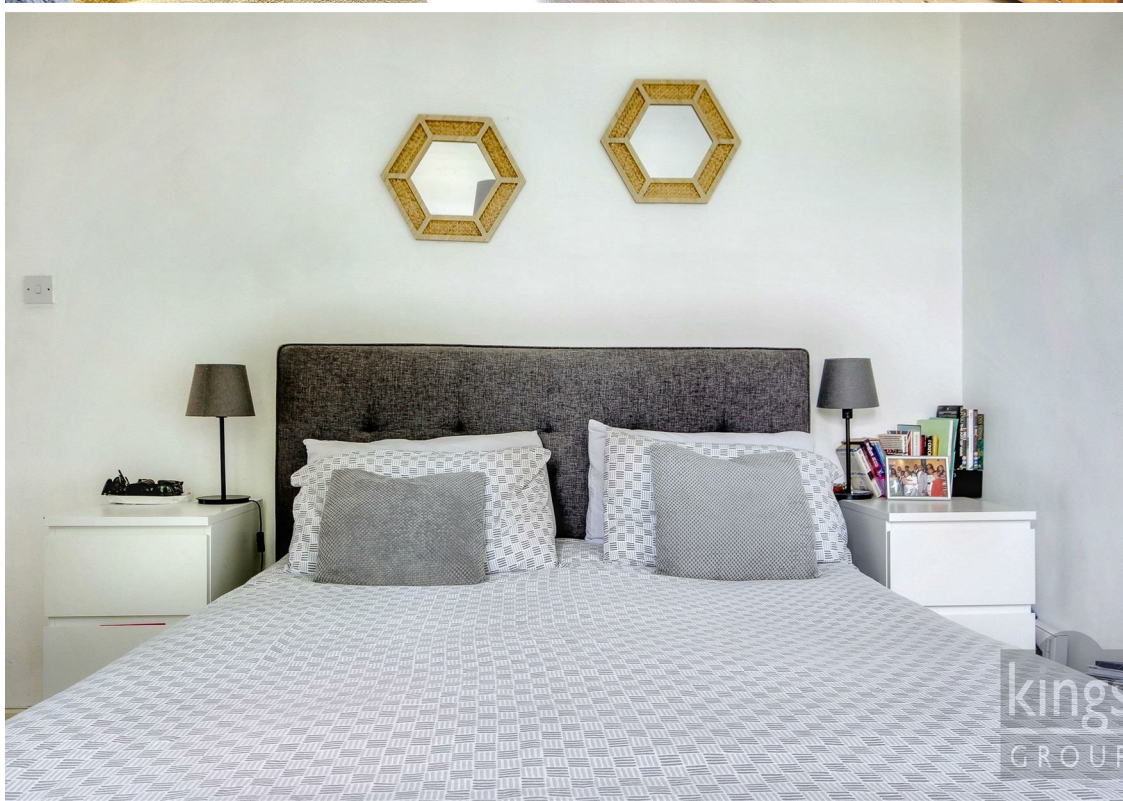
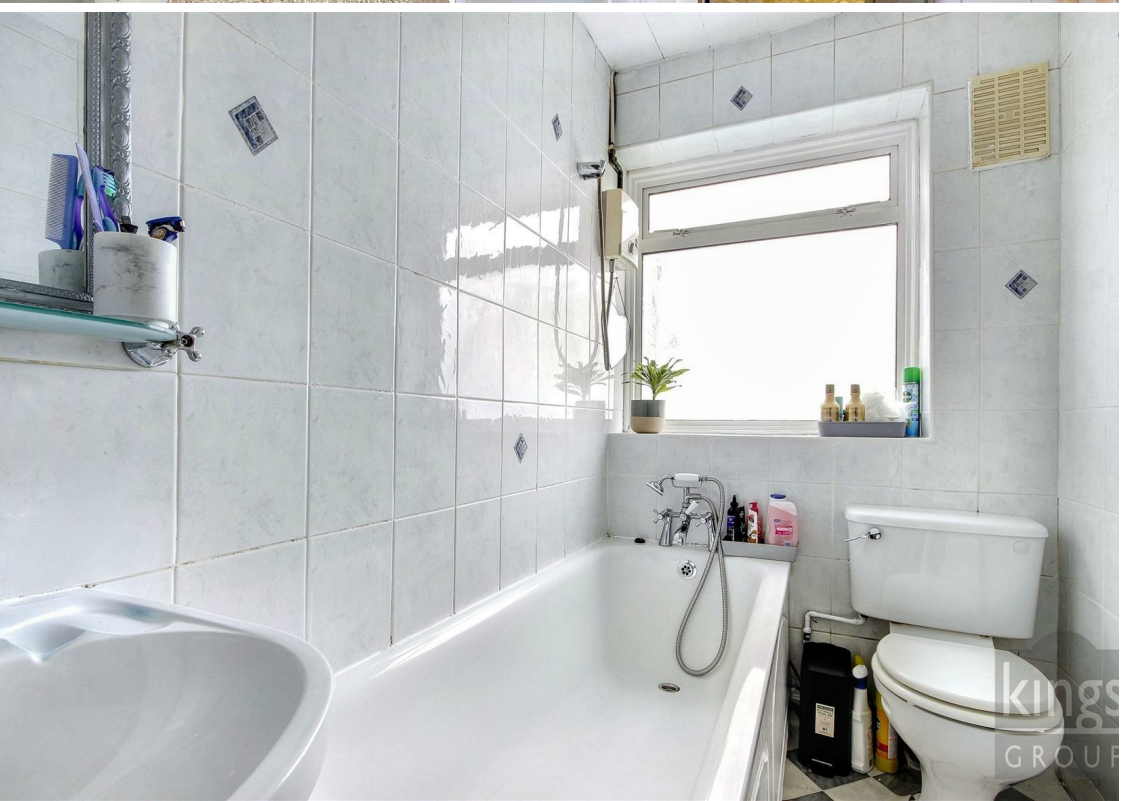
contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

Leasehold Term 143 Years  
 Potential Rental Value £1,750 PCM  
 Service Charge £0 PA  
 Ground Rent £10 PA  
 Standard Construction  
 Low Flood Risk  
 Council Band B  
 EPC Band C

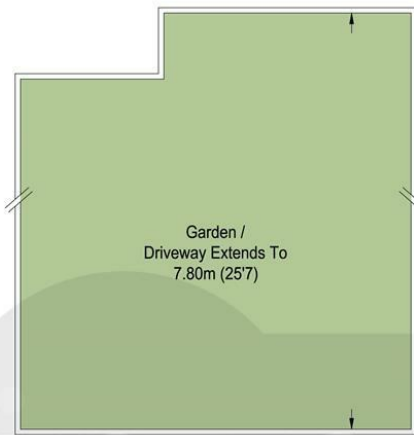
- New Lease on Completion of Sale
- Own Entrance into Maisonette
- Potential Rental Value of £1,750 PCM
- Great Access into London City
- Well Maintained & Presented Throughout





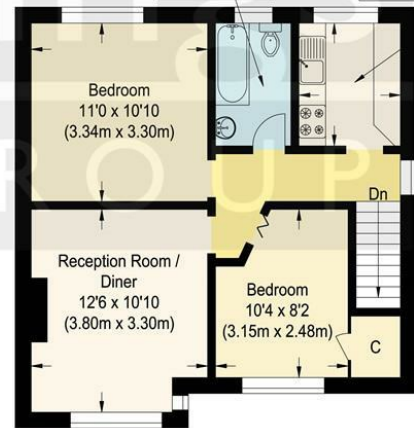






Bathroom  
7'7" x 4'7"  
(2.30m x 1.41m)

Kitchen  
7'7" x 6'3"  
(2.30m x 1.90m)



Ground Floor  
Entrance

First Floor

**Sunny Road, EN3**

Approximate Gross Internal Floor Area : 50.10 sq m / 539.27 sq ft

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



Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

