



# www.kings-group.net

186 Hertford Road Enfield Highway EN3 5AZ Tel: 020 8805 5959 Scotland Green Road, Enfield, EN3 4SF Offers In The Region Of £210,000

- One Bedroom Purpose Built Apartment
- Communal Grounds, Gardens and Parking
- Current Rental income of £15,000PA
- Double Glazed Windows

KINGS GROUP are delighted to offer this ONE DOUBLE BEDROOM FLAT to the market, benefiting from being offered with a current tenant paying £1250PCM but can also be purchased on a chain free basis. Boasting a Spacious Lounge, Double Bedroom, Communal Grounds, Gardens, Parking. This well presented and maintained property is also situated within close proximity to all Local Shops & Amenities including Brimsdown Train Station which has direct access into Tottenham Hale & LONDON LVERPOOL STREET.

#### FRONT DOOR LEADING TO

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

15'3" x 10'10" (4.65m x 3.30m)

With laminate flooring, textured ceiling, electric heating, power points

### **BEDROOM**

13'8" x 9'8" (4.17m x 2.95m)

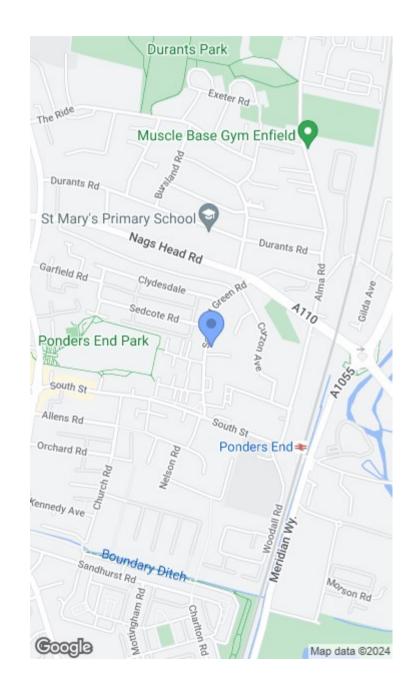
With double glazed window to rear aspect, laminate flooring

## **BATHROOM**

6'6" x 6'1" (1.98m x 1.85m)

With panel enclosed bath , pedestal wash basin with mixer taps, low level WC, tiled flooring, tiled walls,

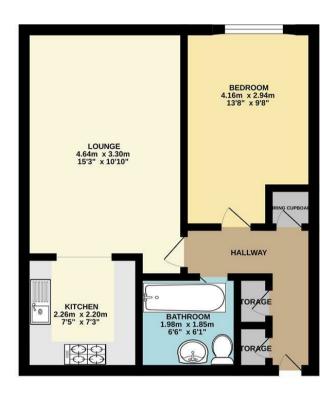
- Situated on the Ground Floor
- An Ideal First Time Buy or a Buy To Let Opportunity
- A Well Maintained and Presented Property











TOTAL FLOOR AREA: 42.0 sq.m. (452 sq.ft.) approx.

White every attempt has been made to ensure the accuracy of the foorplan contained here, measurements, or the second or



