



www.kings-group.net

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

Manton Road, Enfield, EN3 6WH
Offers In Excess Of £280,000

- Comprehensive, high-quality renovation throughout — truly move-in ready
- New main bathroom and en suite shower room, both finished to a premium standard
- Floor-to-ceiling fitted wardrobes in the second bedroom (approx. 3 metres in length)
- Ample free communal car parking — spaces always available
- Within one minute's walk of beautiful open parkland and miles of scenic canal paths

**** Guide Price £280,000 - £290,000 ** KINGS GROUP** offer nestled within the sought-after Island Village Estate on Manton Road, Enfield, this beautifully renovated two-bedroom, two-bathroom flat offering a perfect blend of modern living and serene surroundings. Built between 2000 and 2009, the property has been meticulously refurbished using high-quality materials, ensuring a stylish and comfortable home.

As you enter, you are welcomed into a spacious reception room that exudes warmth and elegance. The flat features a delightful Juliette balcony, providing stunning views over the tranquil waters, making it an ideal spot to unwind after a long day. The well-appointed kitchen is designed for both functionality and style, perfect for those who enjoy cooking and entertaining.

The two generously sized bedrooms offer ample space and natural light, while the two modern bathrooms provide convenience and privacy for residents and guests alike. This property is not only a wonderful home but also presents an excellent investment opportunity, with a potential rental income of approximately £1,750 to £1,800 per calendar month.

Situated in close proximity to Enfield Lock, residents will benefit from easy access to local amenities, transport links, and picturesque walks along the waterways.

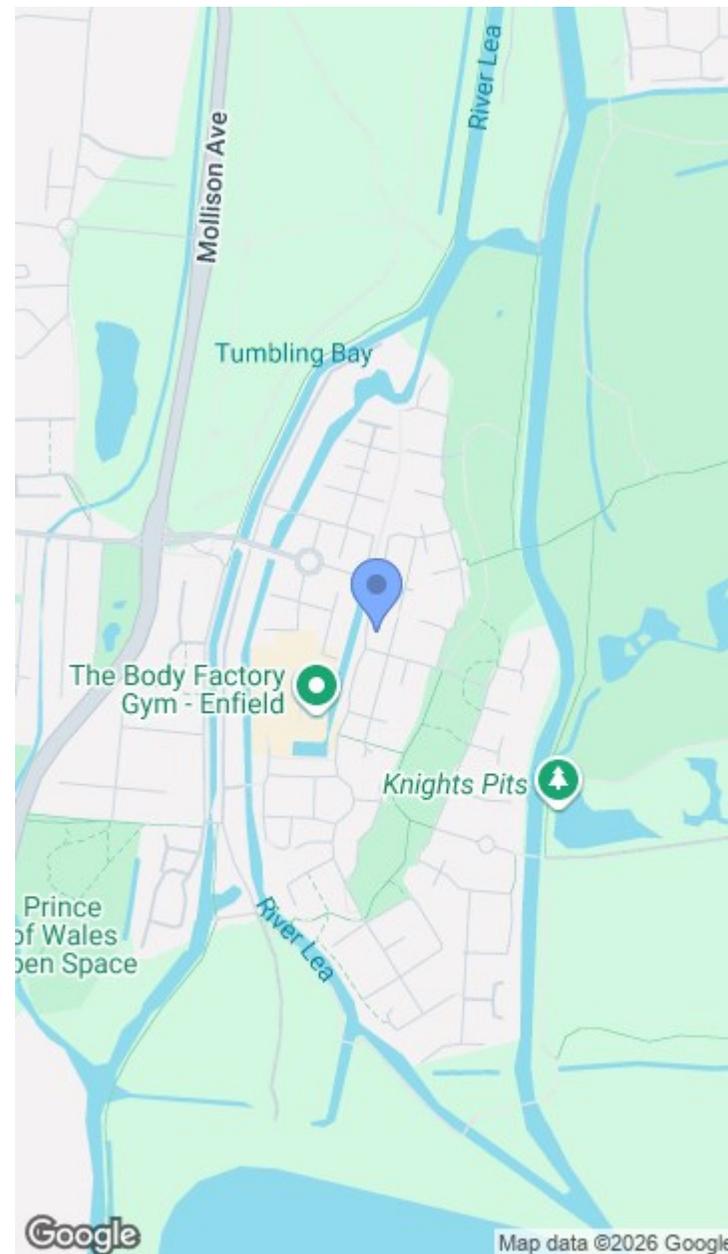
Leasehold 162 years
Service Charges including Water & Reserve Funds

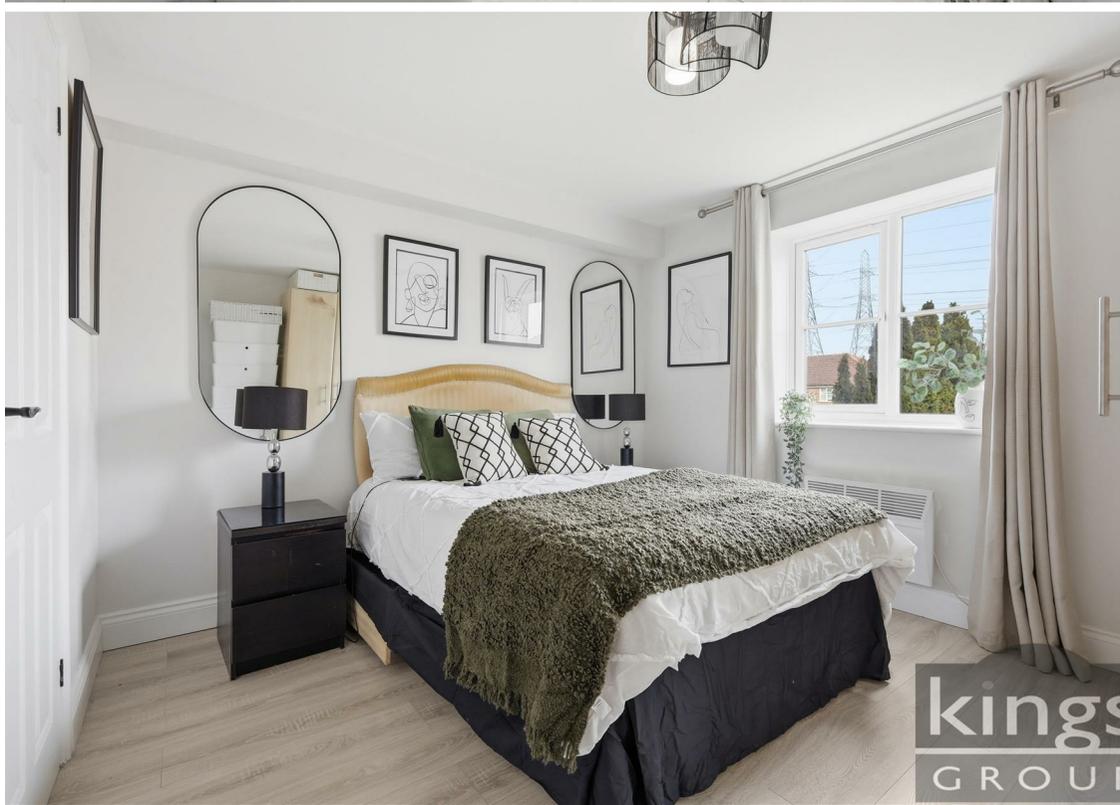
£1,938
Ground Rent £0
Estate Fee £300
Council Band D
EPC Rating Awaiting Results

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.

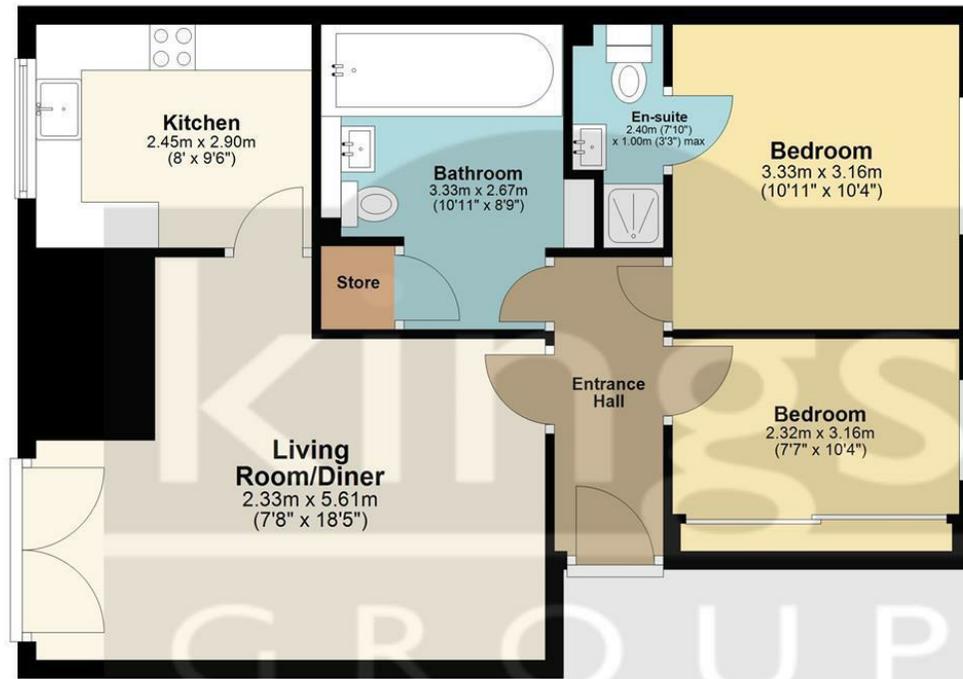
- Newly fitted kitchen with modern quartz marble worktops
- Booster water pump installed — delivering excellent water pressure throughout the entire property
- Modern gunmetal electrical sockets and light switches, USB-integrated throughout
- Established, close-knit community with very low resident turnover
- Excellent transport links into Central London, Canary Wharf, and the West End





First Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



Total area: approx. 64.7 sq. metres (696.8 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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Plan produced using PlanUp. □

Dyer Court



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