



kings



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**Dundas Mews, Enfield, EN3 6YA**  
**Offers In Excess Of £210,000**



- Nfopp Accredited Agents & ceMAP Mortgage Advisors
- Situated On The First Floor
- Common Parking and Gardens
- Potential Rental Income of £15,600 PA
- Proximity To Enfield Lock & Waltham Cross Stations

KINGS GROUP presents to market Dundas Mews, Enfield - a charming Chain Free property in island village offering a delightful first floor flat in a purpose-built building, built in circa 2000. This lovely flat boasts a spacious 425.17 sq ft, perfect for those seeking a cosy yet comfortable living space.

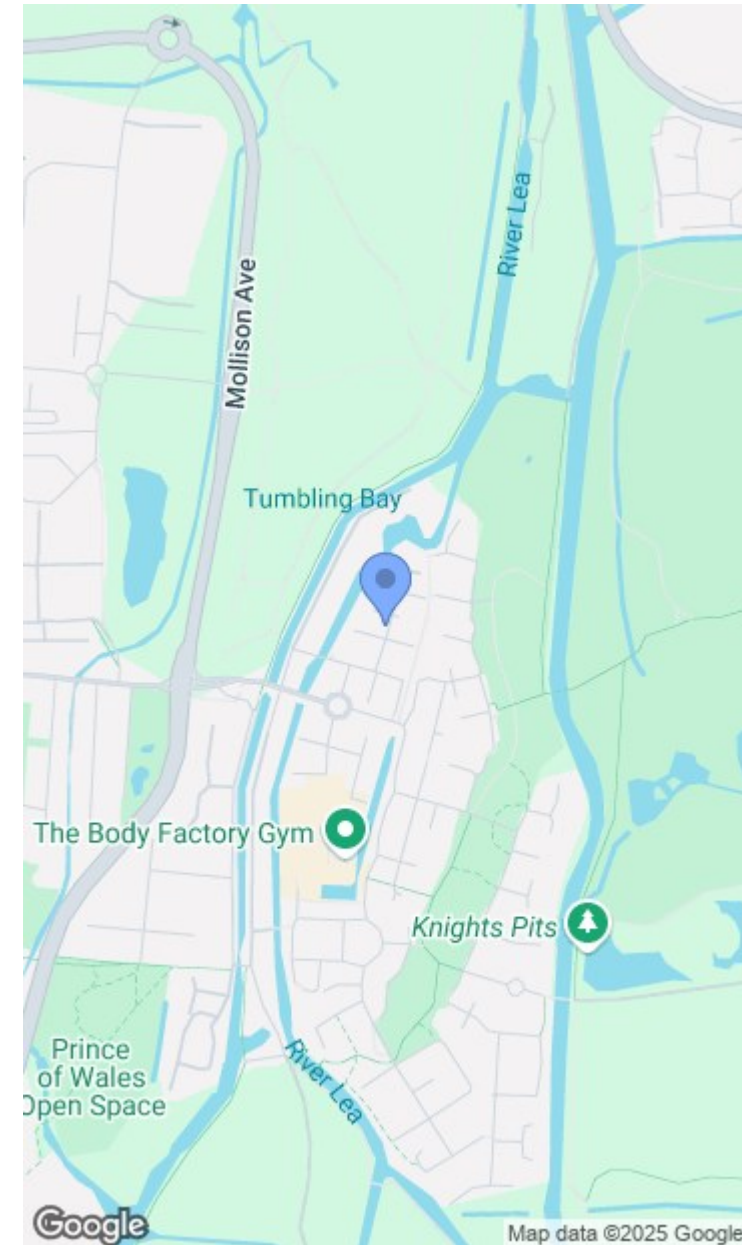
Situated in a private estate, this property provides the luxury of a private residents' parking area, ensuring convenience and security for all residents. The newly extended lease term, along with the updated water tank, adds a modern touch to this home.

The location of this flat is truly unbeatable, with easy access to Waltham Cross, Enfield Lock, and Brimsdown stations, connecting you effortlessly to Tottenham Hale, Seven Sisters, and London Liverpool Street.

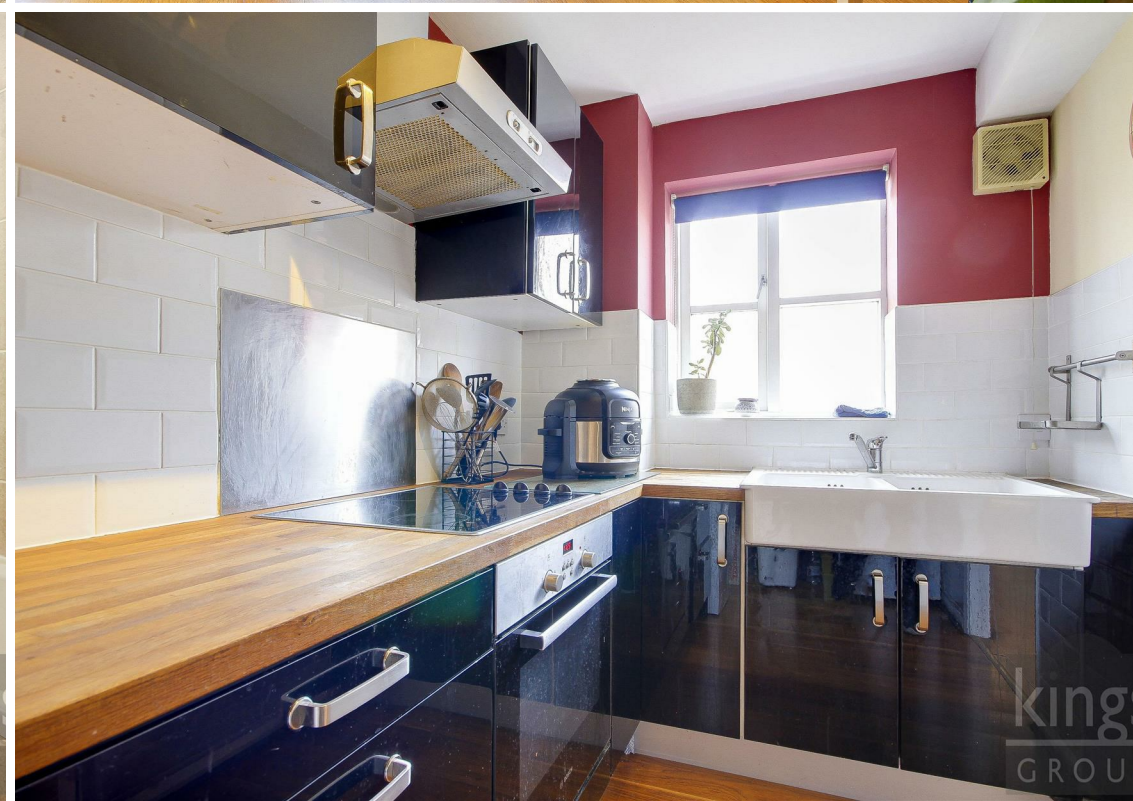
Dundas Mews offers more than just a home; it provides a lifestyle. With its own shopping area, gym, parks, and picturesque greenery views, you'll find everything you need right at your doorstep. The property is in good condition throughout, making it a hassle-free option for those looking to move in promptly.

Leasehold Term 163 Years  
 Potential Rental Income of £1,300 PCM  
 Maintenance Fee £2,167 PA  
 Private Estate Fee £300 PA  
 Ground Rent £0  
 Council Band C  
 EPC Band C

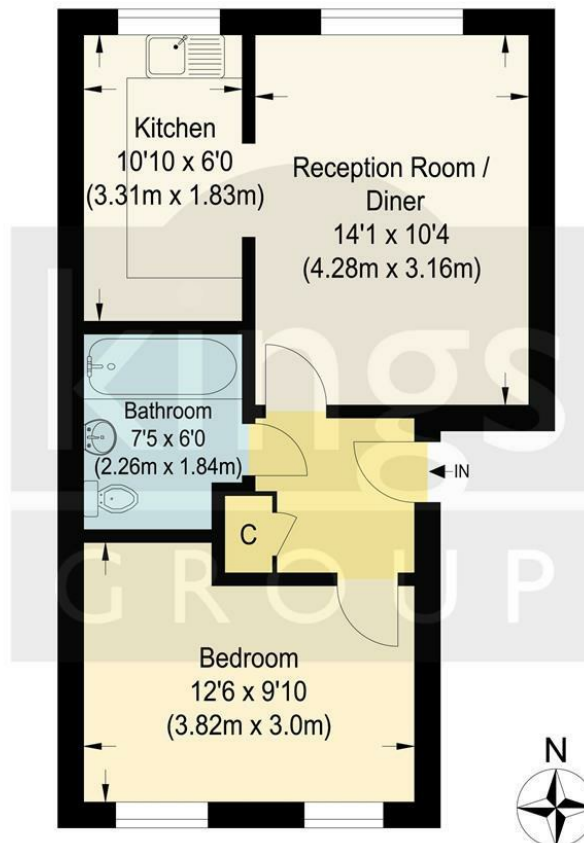
- One Bedroom Apartment in Enfield
- Secure Entry System
- Well Maintained & Presented Throughout
- Electric Heating & Cooking
- Offered Chain Free











### Dundas Mews, EN3

Approximate Gross Internal Floor Area : 39.50 sq m / 425.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

