



Beaconsfield Road, EN3 6UY
Enfield





Beaconsfield Road, EN3

6UY

KINGS GROUP offer on the charming Beaconsfield Road in Enfield, this delightful flat offering a perfect blend of comfort and convenience. Spanning an impressive 657 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere that is sure to impress. The flat also boasts a thoughtfully designed bathroom, ensuring that all your daily needs are met with ease.

The location of this property is particularly appealing, with easy access to local amenities, parks, and transport links, making it a practical choice for those commuting to central London or exploring the surrounding areas. The vibrant community of Enfield offers a variety of shops, cafes, and recreational facilities, enhancing the overall living experience.

Leasehold Term 86 Years
Standard Construction
Low Flood Risk
Potential Rental Income £1750 PCM
Service Charges £1,221.84 PA
Council Band A
EPC Band C

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

Offers In Excess Of £210,000



- NFOPP accredited agency & ceMAP mortgage advisors
- Proximity To Enfield Lock, Turkey Street & Waltham Cross Stations
- Well-maintained throughout property
- Communal lift within the building
- EPC Band C & Council Band A

- Ideally cash buyers only due to mortgage requirements
- Two-bedroom flat in Enfield London
- Double glazed windows & electric heating
- Potential rental value of £1,600 - £1,700 PCM
- Splendid access into Tottenham Hale & London City



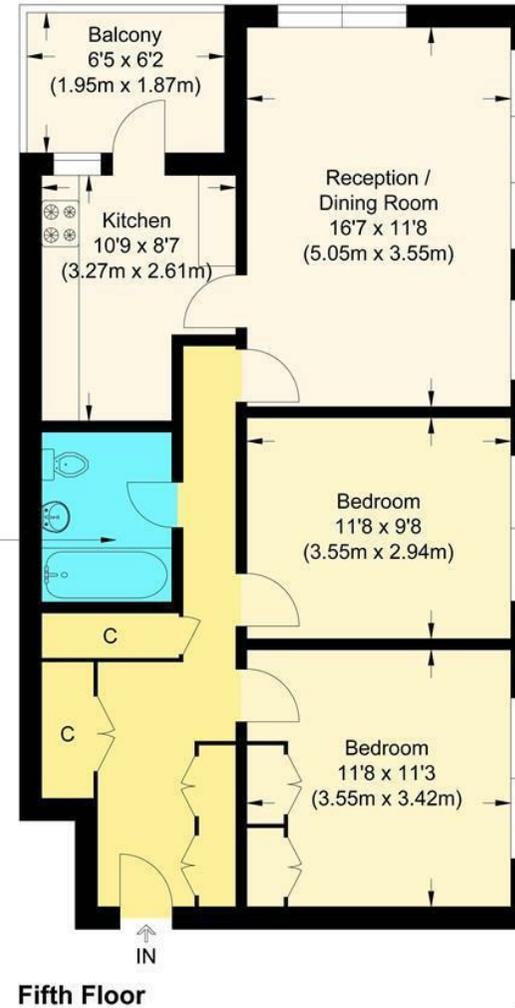


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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	



Bathroom
7'5 x 5'9
(2.26m x 1.75m)



Fifth Floor

Keys House



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

Approximate Gross Internal Floor Area of 674 sq ft (62.4 sq m) including 75 sq ft (7 sq m) of roof space. Measurements are approximate, not to scale. Illustration for identification purposes only.

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