



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

186 Hertford Road  
Enfield EN3 5AZ  
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**Harston Drive, Enfield, EN3 6GP**  
**Offers In The Region Of £225,000**



- One Bedroom Apartment
- Communal Grounds, Gardens & Parking
- Long Lease
- Close Proximity to local shops & amenities

KINGS GROUP offer this charming apartment situated within, Harston Drive, Enfield, this delightful 1-bedroom property exudes character and charm. Situated on the ground floor of a Grade 2 listed building. This home offers a unique blend of history and modern comfort.

Boasting a reception room, a bedroom, and a bathroom, this property is perfect for those seeking a cosy and inviting living space. The marvellous condition of the property is a testament to the care and attention it has received over the years.

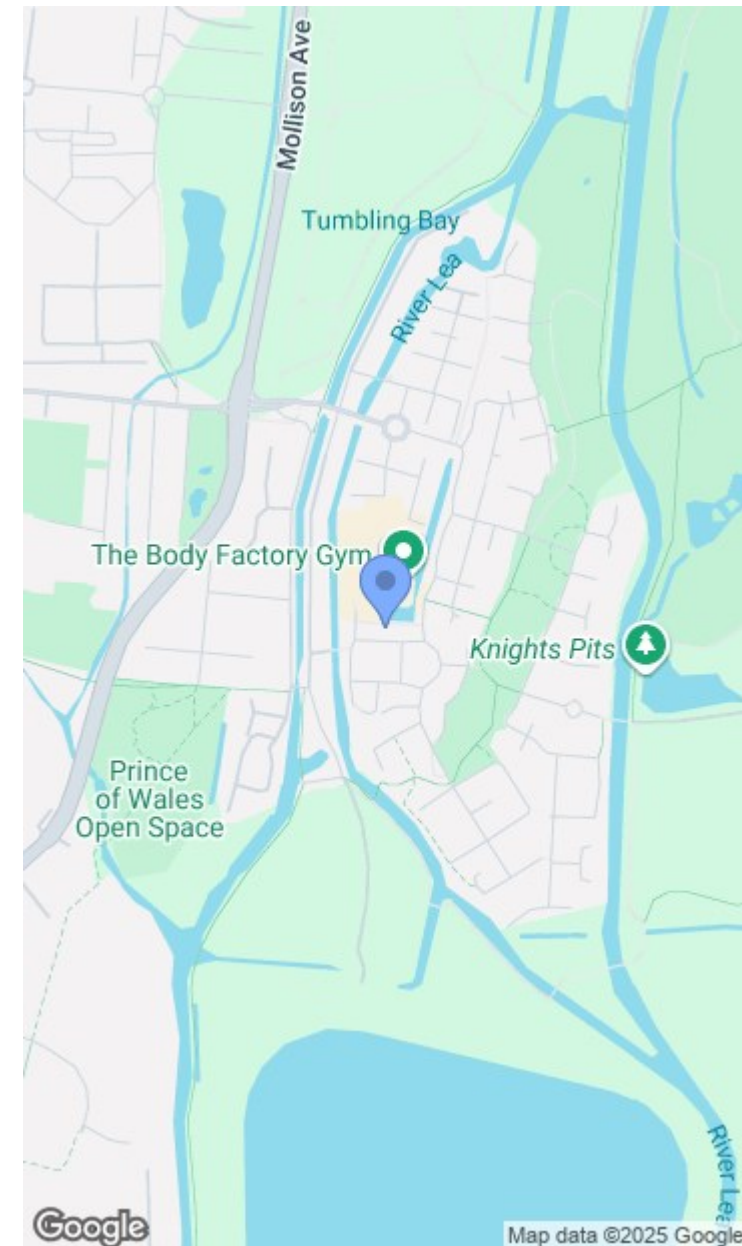
Located in a popular island village, residents can enjoy splendid views of the nearby canals and take advantage of the common parking area, ensuring convenience and ease of access. The village itself is a vibrant community with its own parks, green spaces, and a host of amenities including a Tesco, gym, nursery, Chinese takeaway, and bus stops, providing everything you need right at your doorstep.

#### 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 £50 plus VAT 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.

Lease Term 160-161 Years  
 Potential rental income PA £15,000-£16,000 PA  
 Service Charge including Water & Reserve Funds PA £1780  
 Private Estate Rentcharge PA £300  
 Ground Rent PA £90  
 Council Band B  
 EPC Band E

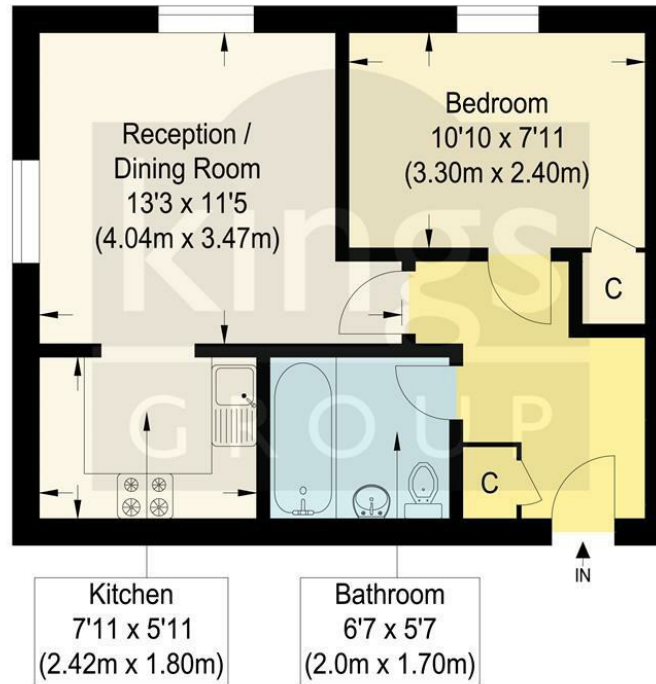
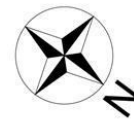
- Grade II Listed
- High Ceilings & Character Features
- Situated Within The Sought After Enfield Island Village
- Great Access Into Tottenham Hale & London Liverpool Street











### Benson Court, EN3

Approximate Gross Internal Floor Area : 36.60 sq m / 393.95 sq ft

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

