



www.kings-group.net

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

James Lee Square, Enfield, EN3 6GR
Offers In Excess Of £280,000

- Nfopp accredited agents & ceMAP mortgage advisors
- Electric heating and cooking
- Proximity to Enfield Lock & Waltham Cross stations
- EPC Band D & Council Band C
- Situated within a private estate with its own parks/shops

KINGS GROUP welcome to market this beautifully refurbished listed ground floor apartment located in the desirable James Lee Square in Enfield. The charming property boasts a modern and inviting atmosphere, perfect for those seeking a comfortable living space.

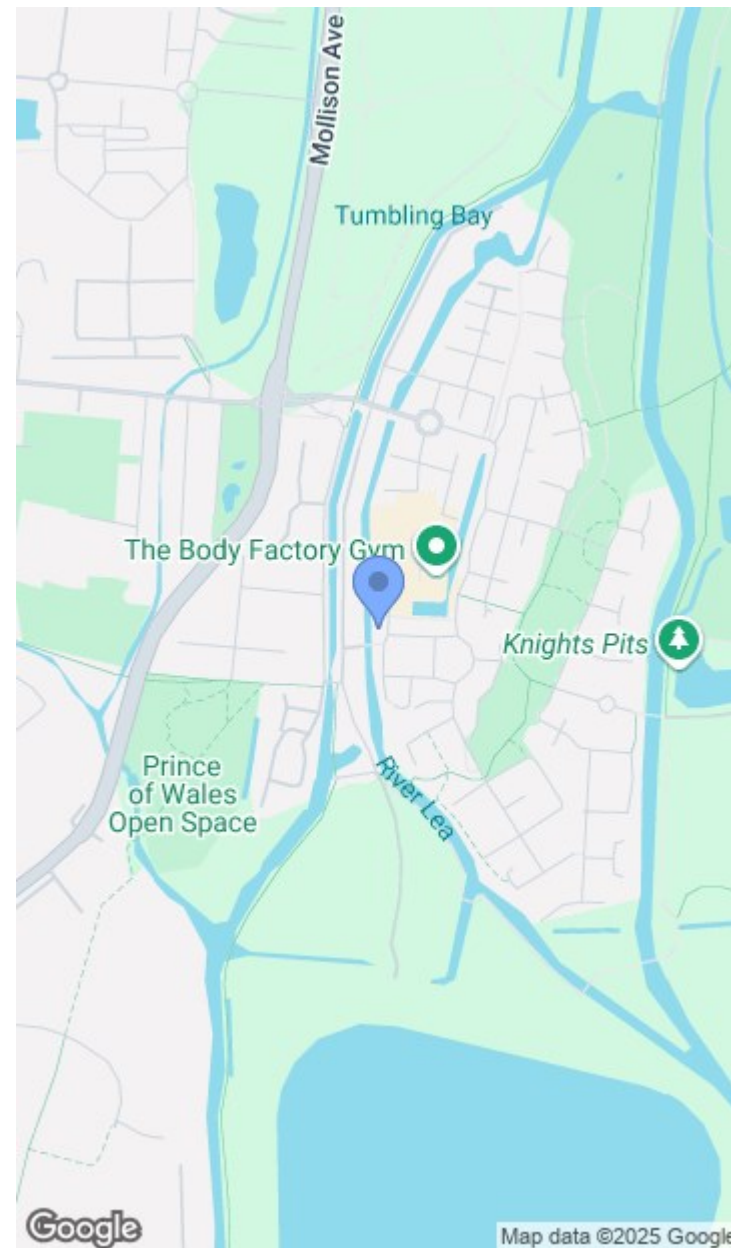
Spanning an impressive 534 square feet, the apartment features a spacious reception room that serves as an ideal area for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and privacy, making it suitable for individuals, couples, or small families.

The property has been thoughtfully updated with a brand new kitchen, complete with modern appliances that will delight any home cook. The bathroom has also been fully refurbished, ensuring a fresh and contemporary feel throughout. Additionally, the new heating system promises warmth and comfort during the colder months.

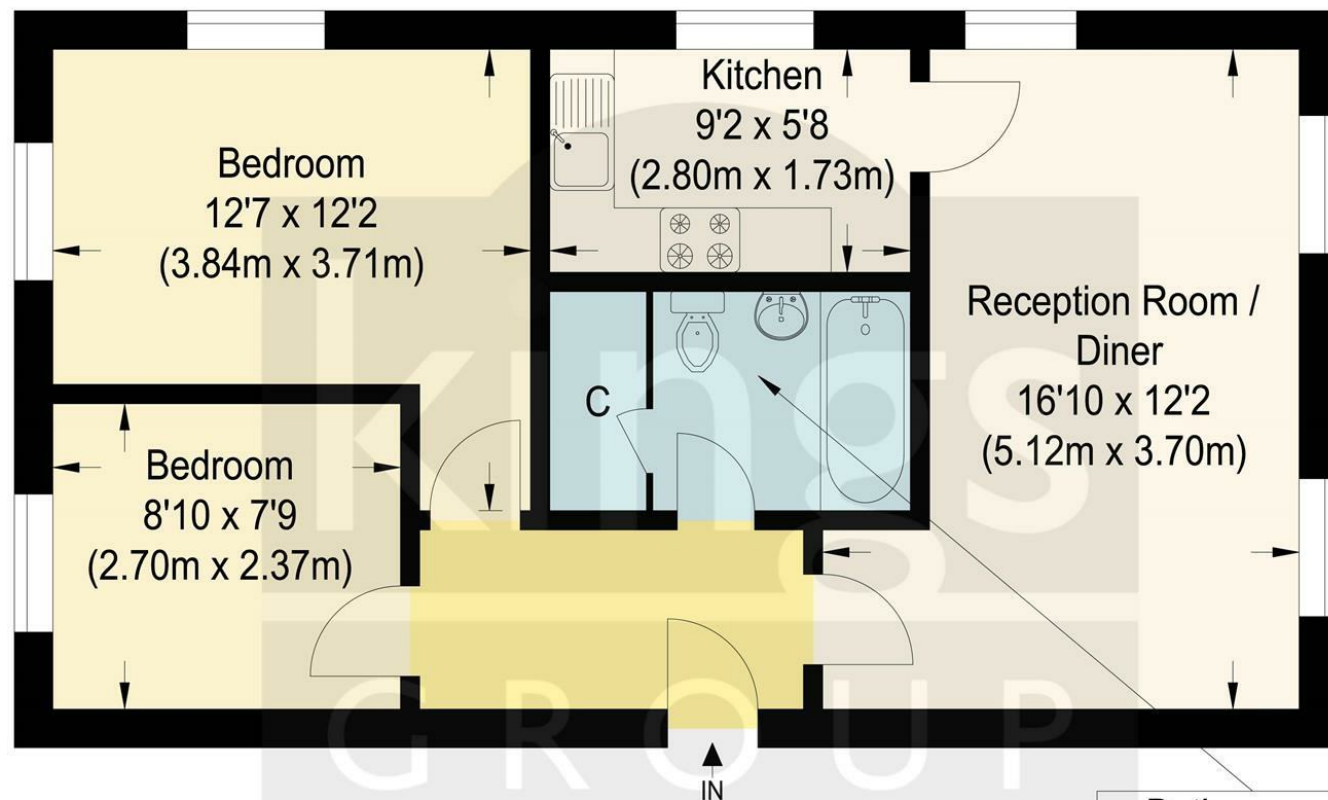
Situated in a convenient location, this apartment offers easy access to local amenities, transport links, and green spaces, making it an excellent choice for those who appreciate both convenience and tranquillity. This property is a true gem, combining modern living with a welcoming atmosphere.

Leasehold Term 161 Years
 Potential Rental Value £1,800 PCM
 Service Charges inc Building Insurance & Water PA £2,200
 Ground Rent PA £100
 Council Band C
 EPC Band D

- Potential rental value of £1,800 PCM
- Well maintained and presented throughout
- Great access into Tottenham Hale and London city
- Close by to canals with splendid views
- Offered with no onward chain (chain free)







James Lee Square, EN3

Approximate Gross Internal Floor Area : 49.60 sq m / 533.89 sq ft

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

Bathroom
6'7 x 5'7
(2.0m x 1.70m)