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

Addison Road, Enfield, EN3 5JT  
Guide Price £230,000

- Nfopp accredited agents & ceMAP mortgage advisors
- Long lease, low service charge and ground rent
- Council Band B & EPC Band D
- Gas fired boiler & double glazed windows
- Great access into Tottenham Hale and London city

Guide Price £230,000 - £240,000

KINGS GROUP welcome on Addison Road in Enfield, this charming purpose-built apartment offering a delightful living experience. With one well-proportioned bedroom and a comfortable reception room, this ground-floor property is perfect for individuals or couples seeking a convenient and low-maintenance home.

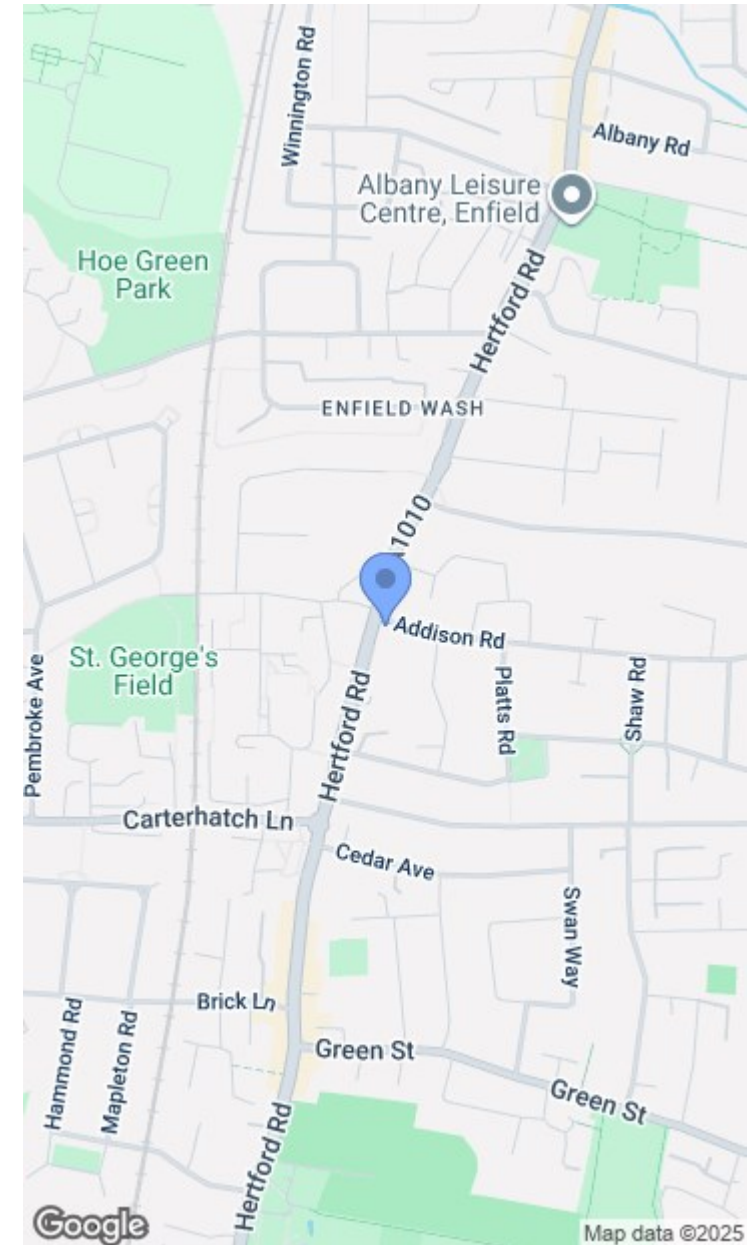
The apartment is chain-free and ready for immediate occupancy, making it an ideal choice for those looking to settle in without delay. Its prime location, just off the Hertford Road, provides easy access to local amenities and transport links, ensuring that everything you need is within reach.

One of the standout features of this property is the long lease and remarkably low service charge, which adds to its appeal for potential buyers. The apartment boasts double-glazed windows, ensuring a peaceful and energy-efficient environment, while the gas-fired boiler contributes to its good energy rating.

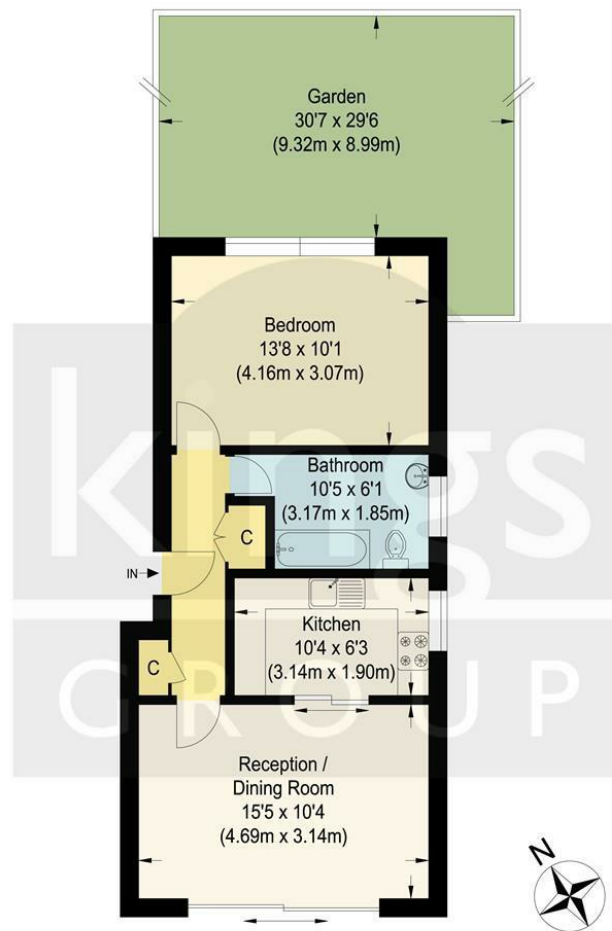
Residents will also appreciate the easy access to the communal gardens, offering a lovely outdoor space to relax and unwind. This apartment presents a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a well-connected area.

Leasehold Term 100 Years  
 Potential Rental Value £1,350 PCM  
 Service Charge £599.00 PA  
 Ground Rent £50.00 PA  
 Council Band B  
 EPC Band D

- One bedroom purpose-built flat on the ground-floor
- Potential rental valuation of £1,350 PCM
- Recently refurbished and modernised
- Proximity to Brimsdown, Ponders End & Enfield Lock stations
- Sold on a chain-free basis







**Ground Floor**

**Addison Road**

Approximate Gross Internal Floor Area : 45.50 sq m / 489.75 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

