



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

186 Hertford Road  
Enfield EN3 5AZ  
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**Raynton Road, Enfield, EN3 6AR**  
**Offers In The Region Of £275,000**

- Nfopp accredited agents & ceMAP mortgage advisors
- Potential rental value £1,800 PCM
- Well looked after and ready to move into
- Secure entrance intercom fitted with security cameras
- Splendid access into Seven Sisters, Tottenhale Hale & London city

KINGS GROUP presents on Raynton Road in Enfield, this charming two-bedroom flat is situated on the second floor, offering a delightful living space of 700 square feet. The property is in good condition and is sold chain-free, making it an ideal choice for those looking to move in without delay.

Upon entering, you will find a well-proportioned reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The flat features two comfortable bedrooms, ensuring ample space for both rest and privacy. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is its prime location, just a stone's throw away from Enfield Lock station. This offers excellent transport links to Tottenham Hale and London City, making it an attractive option for commuters.

Additionally, the flat comes with the added benefit of an allocated parking space, a rare find in urban living. With a potential rental income of £1,800 per calendar month, this property presents a fantastic investment opportunity for landlords or first-time buyers alike.

The Energy Performance Certificate (EPC) rating is to be advised, and the council tax band is C, providing further insight into the property's affordability.

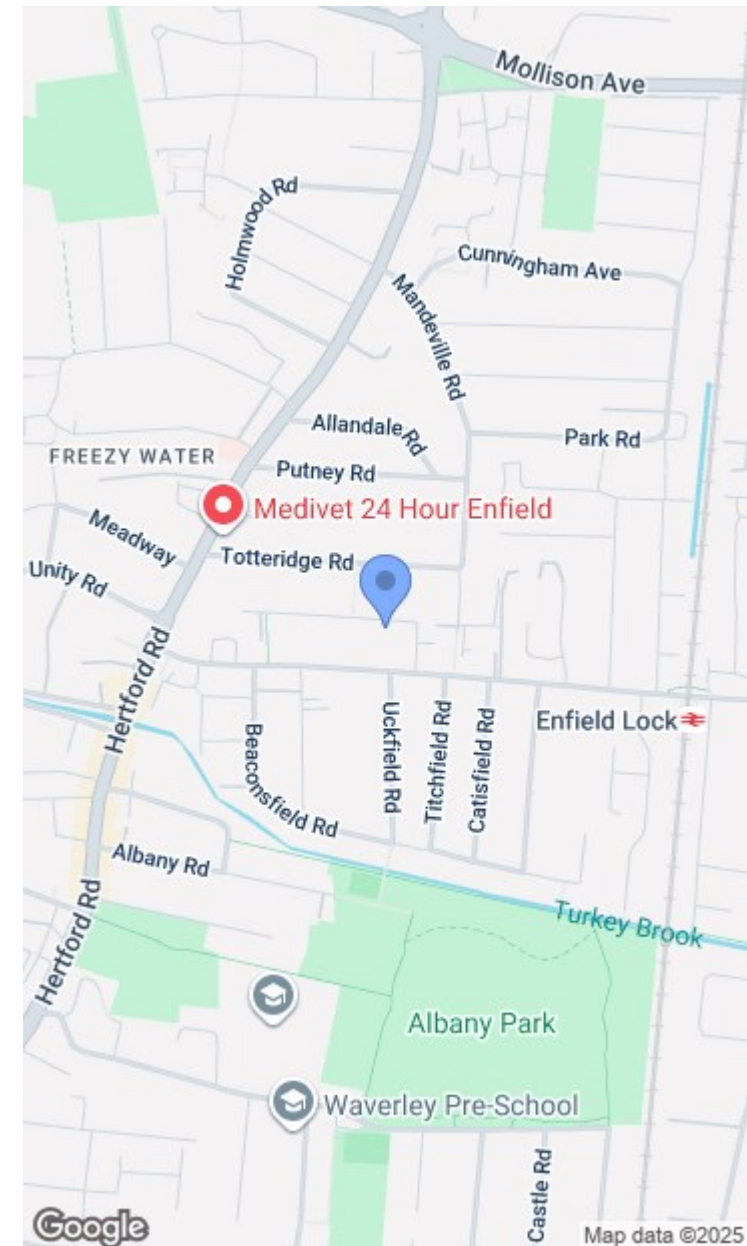
Leasehold 959 Years  
Potential Rental Value £1,800 PCM  
Service Charge PA £1,800

Ground Rent PA £10  
Council Band C  
EPC Band TBA

#### BUYERS INFORMATION

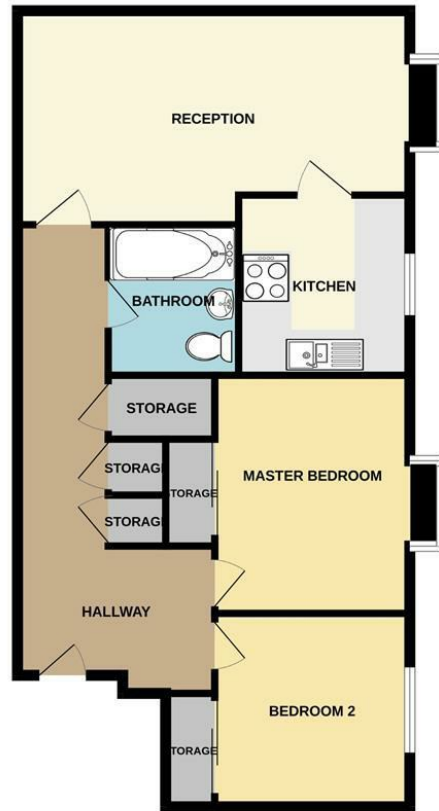
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 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.

- Two-bedroom second/top floor apartment
- Council Band C & EPC Band TBA
- Allocated parking space within the common parking area
- Proximity to Enfield Lock & Turkey Street train stations
- Offered chain-free (no related purchase)





GROUND FLOOR  
65.0 sq.m. (700 sq.ft.) approx.



TOTAL FLOOR AREA : 65.0 sq.m. (700 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Associated Offices in London, Essex and Hertfordshire  
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