



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

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

**Frederick Crescent, Enfield, EN3 7HH**  
**Offers In The Region Of £280,000**

- Two Bedroom Upper-Floor Maisonette
- Bright & Spacious Reception Room
- Off-Street Parking via Own Driveway Section
- Offered to the Market Chain-Free
- Great access into both Tottenham Hale & London Liverpool Street

- Approx. 614 sq. ft. of Accommodation
- Peppercorn Ground Rent & No Service Charge
- Estimated Rental Potential of £1,650–£1,750 PCM
- Close Access to local Shops & Amenities
- Planning approved for an Extension to roof at the side to form gable end with rear dormer and front roof lights and new flat roof to existing outrigger

KINGS GROUP offer in the charming area of Frederick Crescent, Enfield, this delightful upper maisonette presenting a perfect blend of comfort and convenience. Built in circa 1940, this two-bedroom property spans an impressive 614 square feet, providing ample space for modern living.

As you enter, you are welcomed into a bright reception room, ideal for relaxation or entertaining guests. The two well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the household. One of the standout features of this maisonette is the absence of service charges or ground rent, making it an attractive option for both first-time buyers and investors alike.

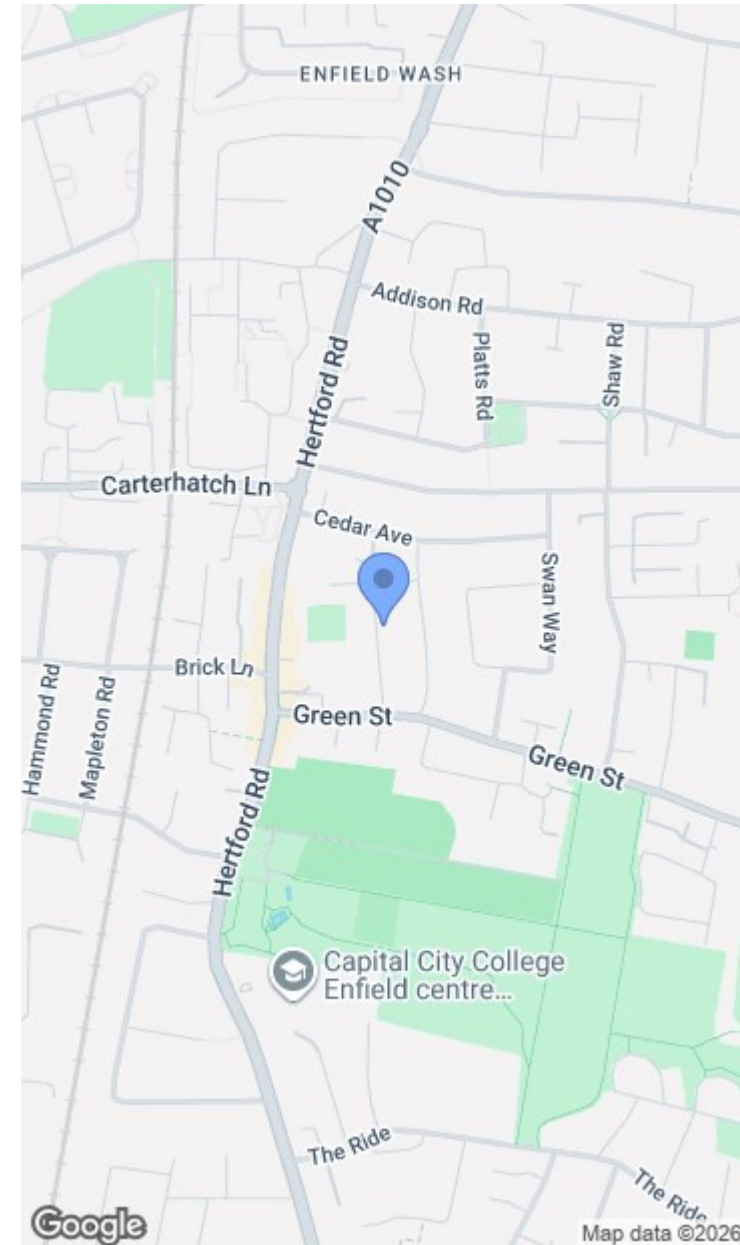
The property boasts its own section of driveway, providing off-street parking, a rare find in this bustling area. With over 90 years remaining on the lease, you can enjoy the benefits of ownership without the worry of impending lease issues. The maisonette holds an Energy Performance Certificate (EPC) rating of band C, ensuring energy efficiency, and falls under council tax band B, making it a financially sensible choice.

For those considering rental opportunities, the potential rental value is estimated at £1,650 - £1750 per calendar month, presenting a lucrative investment prospect. Furthermore, the property is offered to the market chain-free, allowing for a smooth and straightforward purchase process.

#### BUYERS INFORMATION

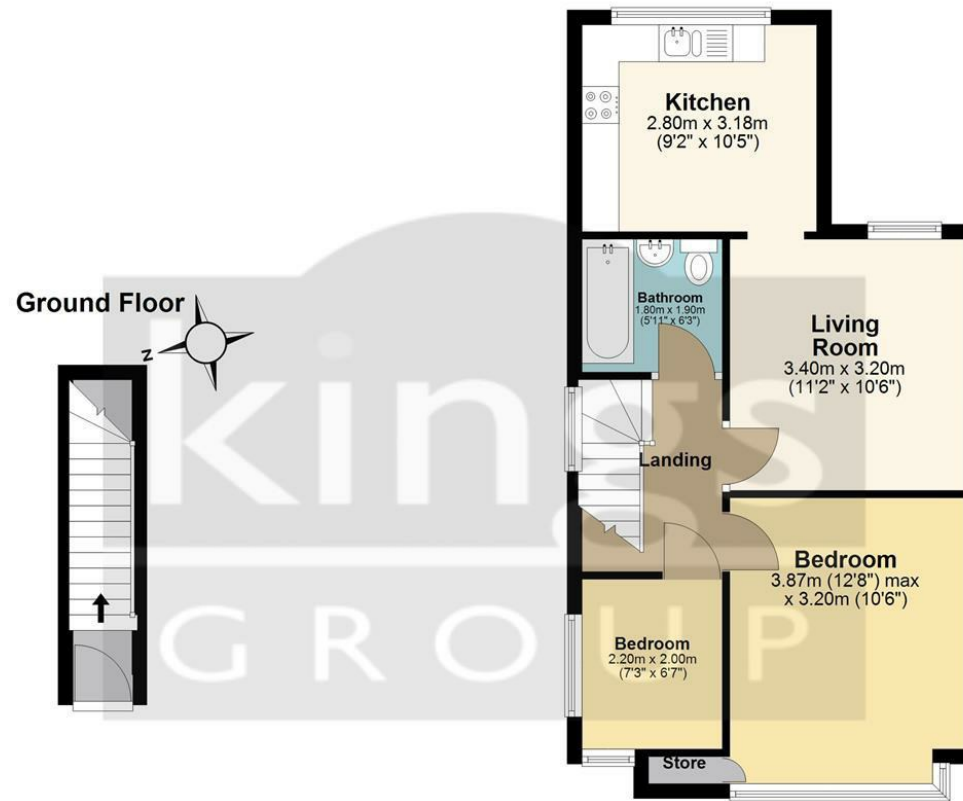
To conform with government Money Laundering Regulations 2019, we are required to confirm the

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.





## First Floor



Total area: approx. 50.3 sq. metres (541.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto.uk | www.modephoto.co.uk  
Plan produced using PlanUp.™

**Fredrick Crescent**



Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

