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**Enstone Road, Enfield, EN3 7TQ**  
**Offers In The Region Of £220,000**



- Offered On A Chain-Free Basis
- Approximately 523 Sq. Ft. of Living Accommodation
- Well-Proportioned Double Bedroom
- Excellent Buy-to-Let Investment Opportunity
- Convenient Access to Local Amenities and Transport Links

- Spacious One Bedroom Purpose-Built Flat
- Council Tax Band C & EPC Rating B
- Ideal First-Time Buyer Purchase
- Potential Rental Income of Approximately £1,450 PCM
- Situated On The First-Floor

KINGS GROUP are delighted to offer this well-presented and spacious one-bedroom purpose-built flat situated on the ever-popular Enstone Road in Enfield. Offered to the market CHAIN FREE, this attractive property represents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as buy-to-let investors seeking a strong rental return, with a potential rental income of approximately £1,450 PCM.

Boasting approximately 523 square feet of accommodation, the property offers bright and well-proportioned living space throughout. The welcoming reception room provides the perfect environment for both relaxing and entertaining, whilst the generous double bedroom offers ample space for bedroom furniture and storage. The property is further complemented by a well-appointed bathroom and a practical layout designed for modern living.

The flat is ideally positioned within a sought-after residential location, benefiting from excellent access to local amenities, shopping facilities, cafés, restaurants and leisure facilities. Enfield Town and the surrounding areas provide a wide variety of amenities, whilst excellent transport links make commuting into Central London and neighbouring towns straightforward and convenient.

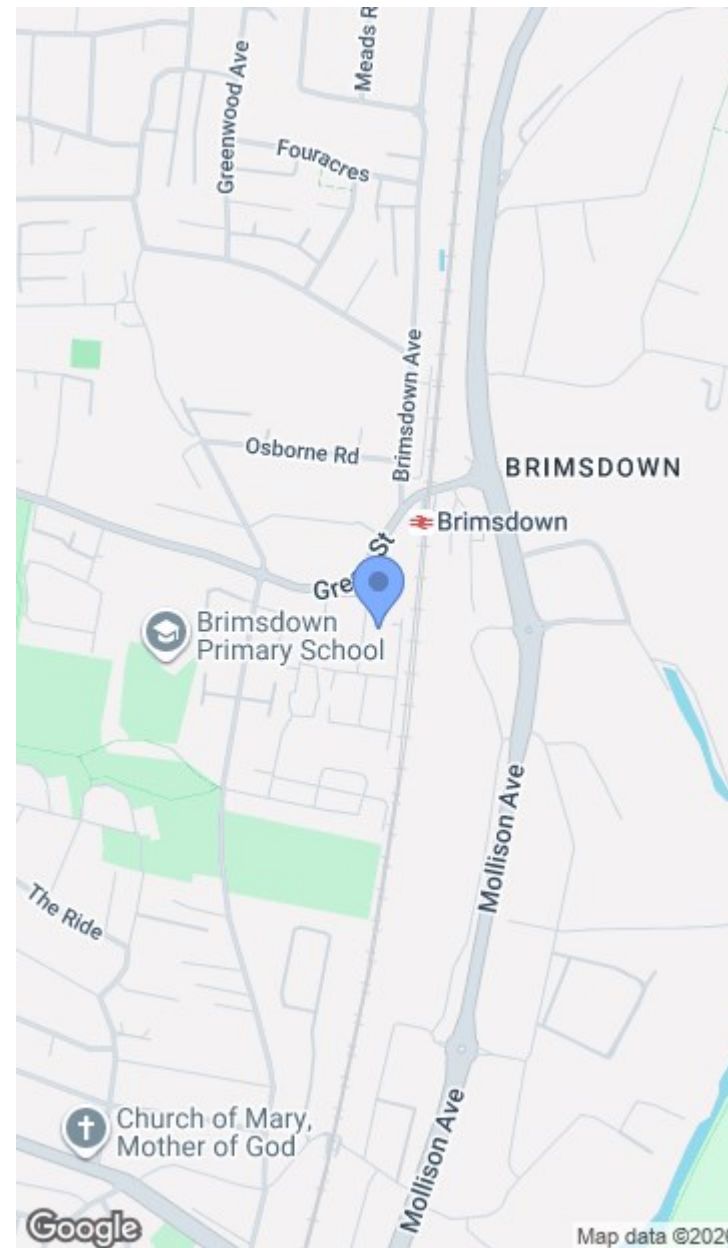
#### BUYERS INFORMATION

In accordance with the Money Laundering Regulations 2019, we are required to verify the identity of all prospective purchasers before a sale can proceed.

To facilitate this process, we work with Simplify, an

independent third-party provider, who will contact you directly to complete the necessary identity verification. Each Purchaser will be required to provide their full name, date of birth, and current residential address.

A fee of £54 per transaction (NOT per buyer) is payable directly to Simplify for this service. Please note that we are unable to issue the Memorandum of Sale until the checks are complete.







## First Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



Total area: approx. 48.5 sq. metres (522.2 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.

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Plan produced using PlanUp.□

## Anemone Court



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