



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

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**Maltby Drive, Enfield, EN1 4EL**  
**Offers In The Region Of £265,000**

- Nfopp accredited agents & ceMAP mortgage advisors
- Comes with allocated parking space
- Common parks and walkways
- Council Band C & EPC Band C
- Currently rented at £1,300 PCM but can be sold to someone moving in

KINGS GROUP welcome this charming purpose-built flat located on Maltby Drive in the desirable area of Enfield EN1 London. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a convenient and modern lifestyle.

Spanning an area of 582 square feet, the flat features a well-proportioned reception room that provides an inviting space for relaxation and entertainment. The two bedrooms are thoughtfully designed, offering ample room for rest and personalisation. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Constructed in 1990, this flat combines contemporary living with the benefits of a well-established community. The location is ideal, with easy access to local amenities, parks, and transport links, making it a perfect choice for those who commute or enjoy exploring the vibrant surroundings.

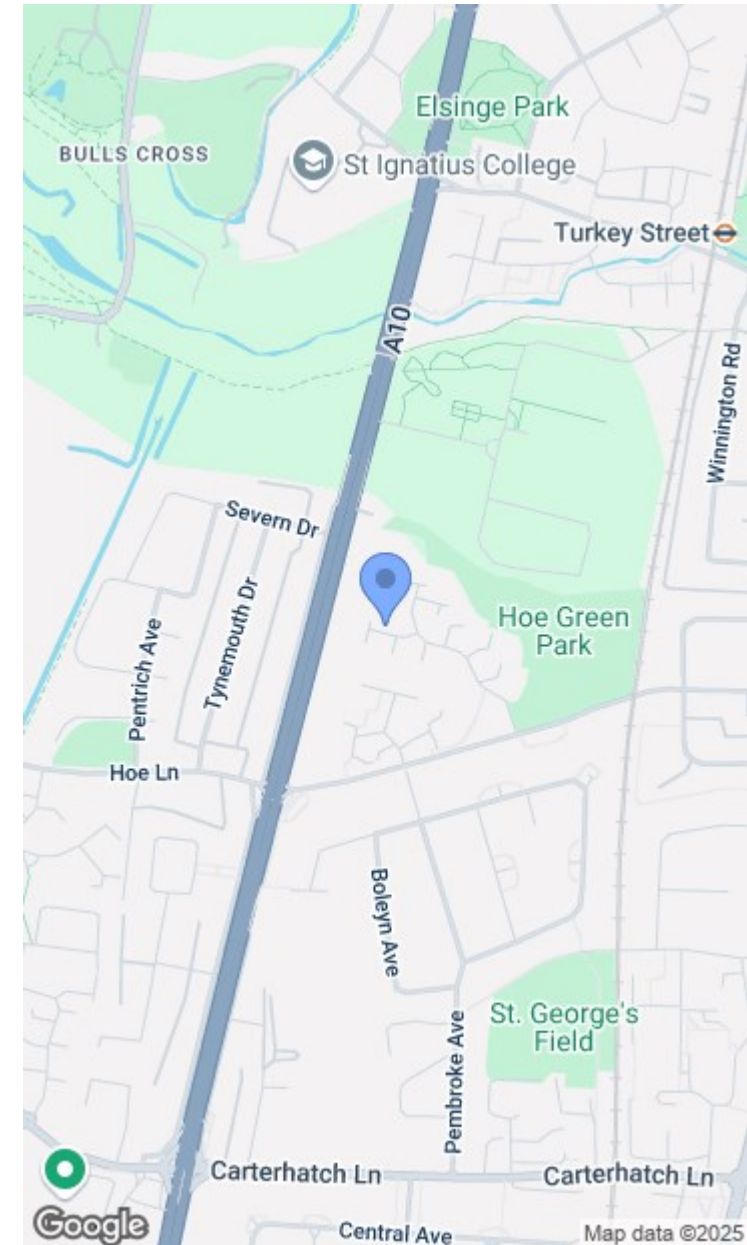
This property presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. With its appealing layout and prime location, this flat is sure to attract interest. Do not miss the chance to make this lovely home your own.

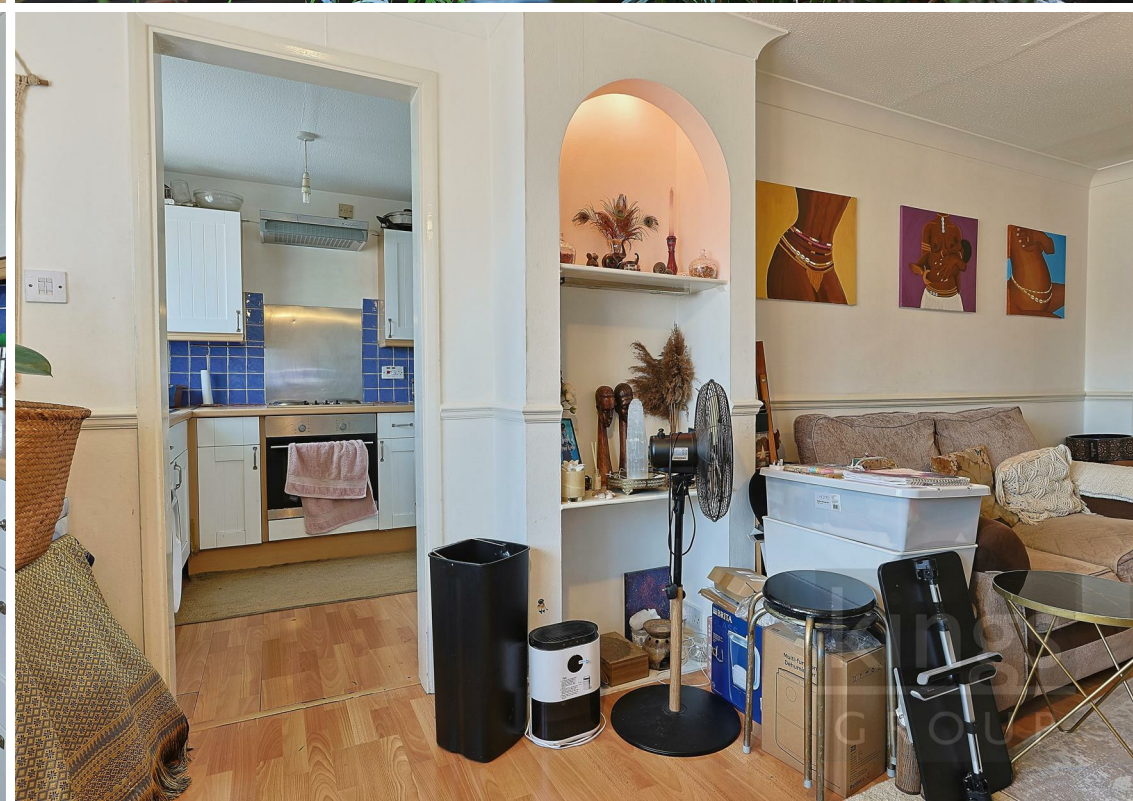
Leasehold Term 84 years  
Service Charge PA £1,800 (Approx)  
Ground Rent PA £10 (Approx)  
Council Band C  
EPC Band C

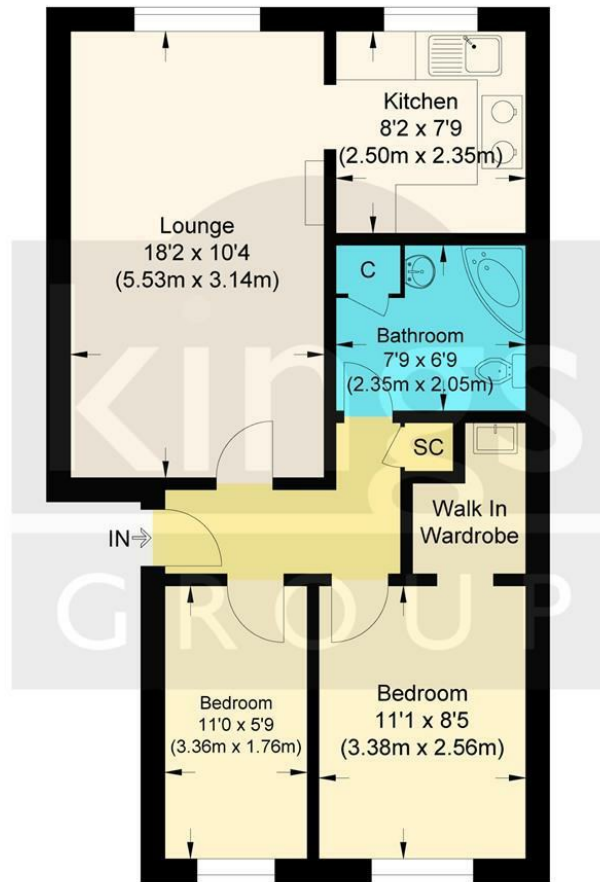
#### BUYERS INFORMATION

- Two bedroom flat in Enfield EN1 London
- Well maintained throughout ownership
- 84 years' lease & reasonable service charges
- Situated on the second-floor (Top floor)
- Sold on a chain-free basis

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.







### Third Floor

#### Maltby Drive, Enfield, EN1 4EL

Approximate Gross Internal Floor Area : 52.30 sq m / 562.95 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

