



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

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

**Dundas Mews, Enfield, EN3 6YA**  
**Offers In The Region Of £210,000**



- Nfopp accredited agents & ceMAP mortgage advisors
- 121 years remaining/unexpired
- Situated on the first-floor
- Council Band C & EPC Band C
- Wonderful access into Tottenham Hale & London city

- One-bedroom leasehold flat
- Water bills included within the service charges
- Double glazed windows & electric heating & cooking
- Potential rental value of £1,300 PCM
- Chain-free (No related purchase)

KINGS GROUP presents to market Dundas Mews, Enfield - a charming Chain Free property in island village offering a delightful first floor flat in a purpose-built building, built in circa 2000. This lovely flat boasts a spacious 592.02 sq ft, perfect for those seeking a cosy yet comfortable living space.

Situated in a private estate, this property provides the luxury of a private residents' parking area, ensuring convenience and security for all residents. The newly extended lease term, ensuring peace of mind to not requiring to extend anytime soon.

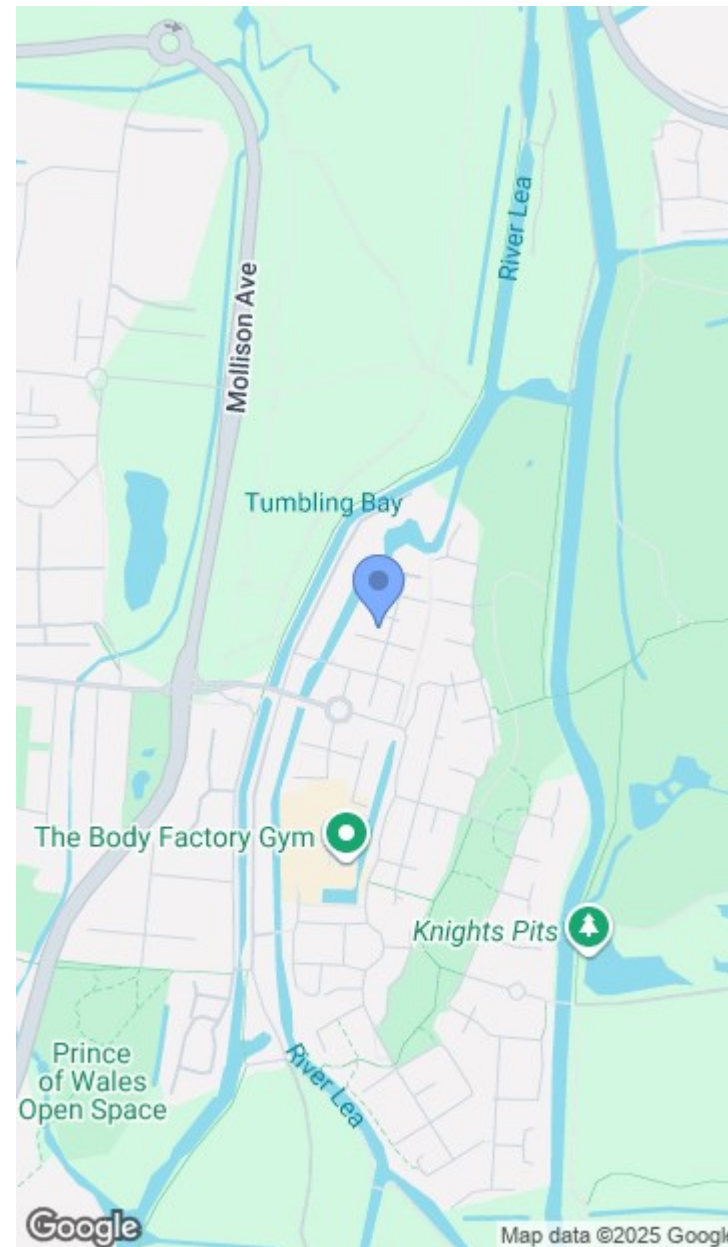
The location of this flat is truly unbeatable, with easy access to Waltham Cross, Enfield Lock, and Brimsdown stations, connecting you effortlessly to Tottenham Hale, Seven Sisters, and London Liverpool Street.

Dundas Mews offers more than just a home; it provides a lifestyle. With its own shopping area, gym, parks, and picturesque greenery views, you'll find everything you need right at your doorstep. The property is in good condition throughout, making it a hassle-free option for those looking to move in promptly.

Leasehold 121 Years  
 Potential Rental Value of £1,300 PCM  
 Service Charge Inclusive of Water Bills £2,467 PA  
 Ground Rent PA £150  
 Council Band C  
 EPC Band C

#### BUYERS INFORMATION

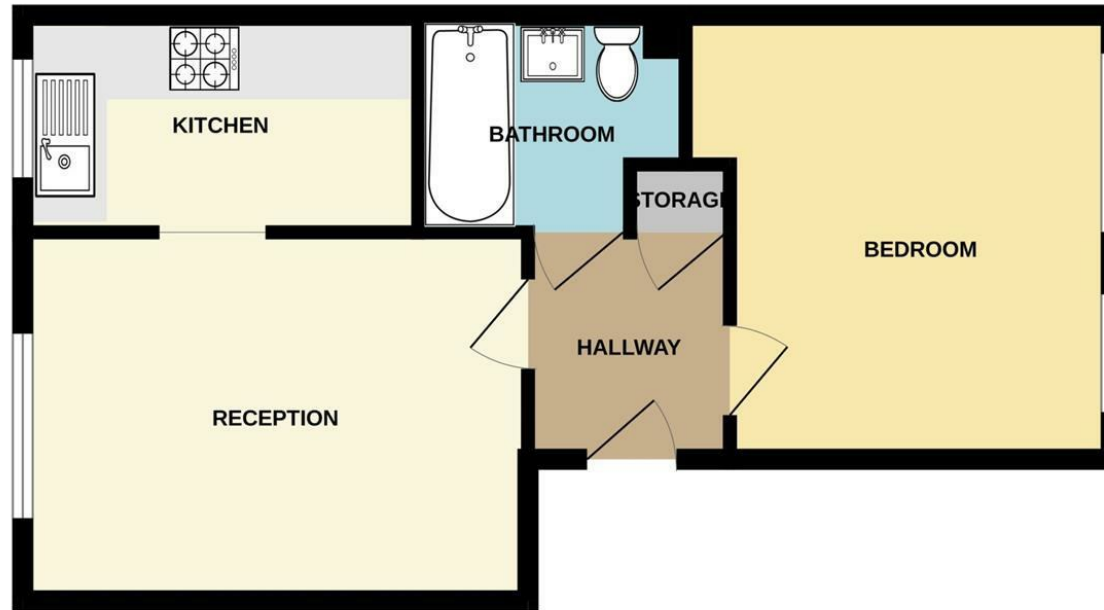
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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







GROUND FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 40.0 sq.m. (431 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  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

