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

**Enstone Road, Enfield, EN3 7WL**  
**Auction Guide £200,000**



- Two-bedroom Purpose Built Flat
- Modern fitted kitchen with natural light
- Two well-proportioned bedrooms
- Communal gardens for residents
- Close to Brimsdown Station with links to Tottenham Hale and central London

- Bright and spacious living area
- Contemporary bathroom with ceiling speakers
- Double glazed windows throughout
- Residents' parking available
- Long Lease

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000.

KINGS GROUP are pleased to present this well-presented two-bedroom flat located on Enstone Road.

Situated on the second floor, the property offers a bright and spacious living environment. It comprises two good-sized bedrooms, a modern bathroom with ceiling speakers, and a contemporary fitted kitchen. Double glazed windows allow plenty of natural light, creating a comfortable and welcoming atmosphere.

Externally, the property benefits from communal gardens and residents' parking.

Located close to local shops and amenities, the flat also offers excellent transport links, with Brimsdown Station nearby providing access to Tottenham Hale and central London.

Lease 128 Years Remaining  
 Potential Rental Value £1,650 PCM  
 Service Charge £286PCM (Approx)  
 Ground Rent £568 PA  
 Council Band C  
 EPC Band B

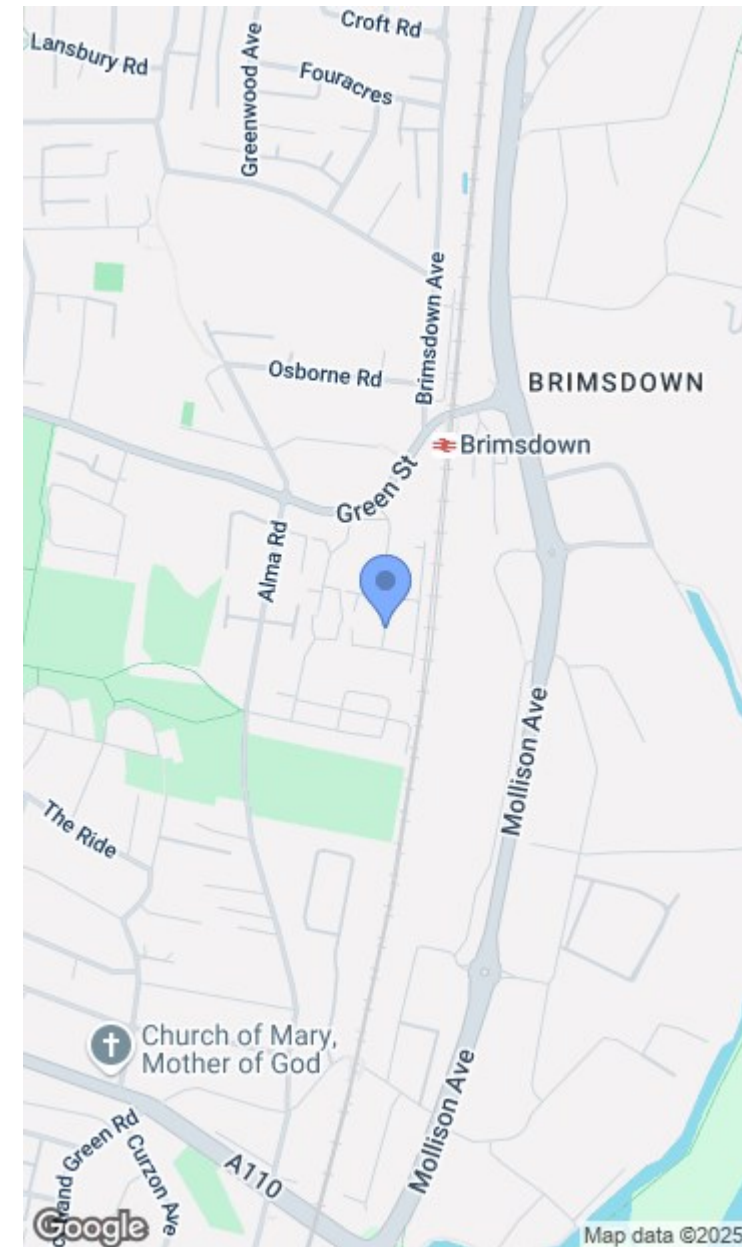
#### Auctioneers Additional Comments

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online

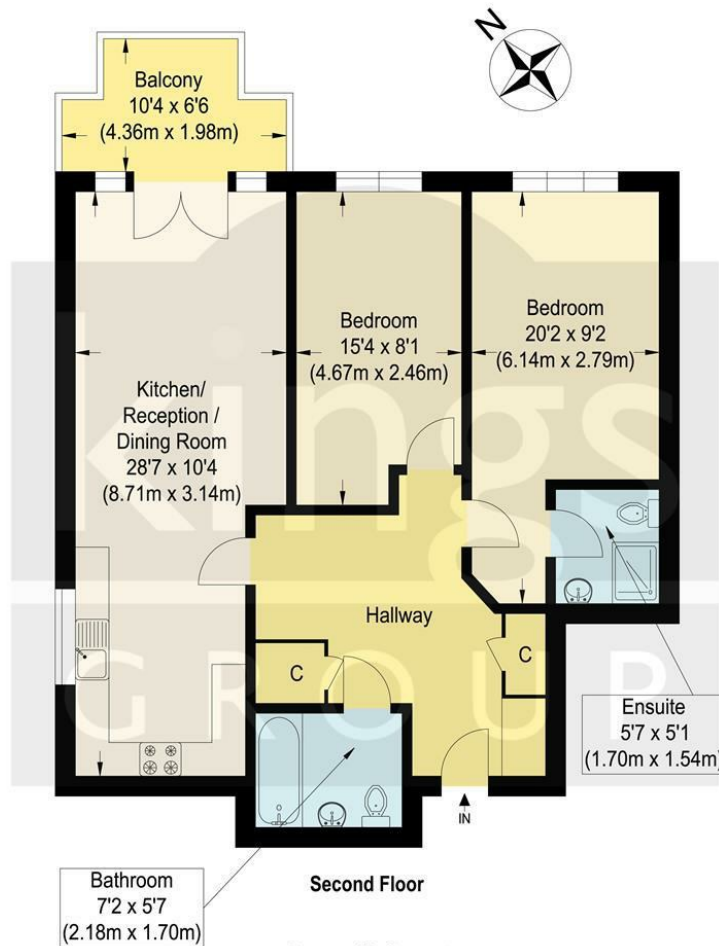
auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.









### Cornell Court

Approximate Gross Internal Floor Area : 73.0 sq m / 785.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

