



www.kings-group.net

186 Hertford Road Enfield EN3 5AZ Tel: 020 8805 5959 Raynton Road, Enfield, EN3 6AR Offers In Excess Of £267,500

- Nfopp accredited agents & ceMAP mortgage advisors
- Potential rental value £1.800 PCM
- Well looked after and ready to move into
- Secure entrance interom fitted with security cameras
- Splendid access into Seven Sisters, Tottenhale Hale & London city

KINGS GROUP presents on Raynton Road in Enfield, this charming two-bedroom flat is situated on the second floor, offering a delightful living space of 700 square feet. The property is in good condition and is sold chain-free, making it an ideal choice for those looking to move in without delay.

Upon entering, you will find a well-proportioned reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The flat features two comfortable bedrooms, ensuring ample space for both rest and privacy. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is its prime location, just a stone's throw away from Enfield Lock station. This offers excellent transport links to Tottenham Hale and London City, making it an attractive option for commuters.

Additionally, the flat comes with the added benefit of an allocated parking space, a rare find in urban living. With a potential rental income of £1,800 per calendar month, this property presents a fantastic investment opportunity for landlords or first-time buyers alike.

The Energy Performance Certificate (EPC) rating is to be advised, and the council tax band is C. providing further insight into the property's affordability.

Leasehold 959 Years Potential Rental Value £1,800 PCM Service Charge PA £1,800

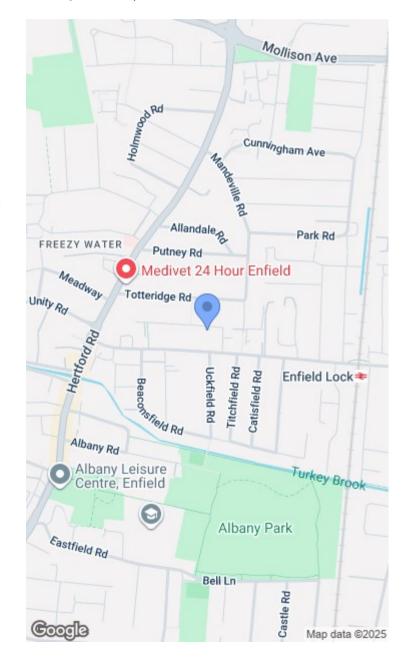
Council Band C **EPC Band TBA**

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 Rent PA £10

- Two-bedroom second/top floor apartment
- Council Band C & FPC Band TBA
- Allocated parking space within the common parking area
- Proximity to Enfield Lock & Turkey Street train stations
- Offered chain-free (no related purchase)











TOTAL FLOOR AREA: 65.0 s.g.m. (700 sq.ft.) approx.

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