



www.kings-group.net

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**Tennyson Close, Scotland Green Road,
Enfield, EN3 4SN
Offers In Excess Of £180,000**

- Nfopp accredited estate agents
- One bedroom purpose-built flat on the ground floor
- In need of updating/modernisation & priced to sell
- Electric heating and cooking
- Splendid access into Tottenham Hale & Liverpool Street

KINGS GROUP offer in the desirable area of Tennyson Close, Scotland Green Road, Enfield, this purpose-built flat presenting a unique opportunity for both first-time buyers and investors alike. Spanning an inviting 506 square feet, the property features a well-proportioned reception room and a comfortable bedroom, making it an ideal space for modern living.

Constructed in 1996, this flat is conveniently located near Southbury and Ponders End stations, providing excellent transport links to Tottenham Hale and London Liverpool Street. This accessibility makes it a perfect choice for commuters seeking a balance between urban convenience and suburban tranquillity.

While the flat requires refurbishment, this presents a wonderful chance for you to personalise the space and create a home that reflects your individual style. With a lease of 92 years, a service charge of under £1,500 per year, and low ground rent, this property is not only affordable but also offers great potential for future value.

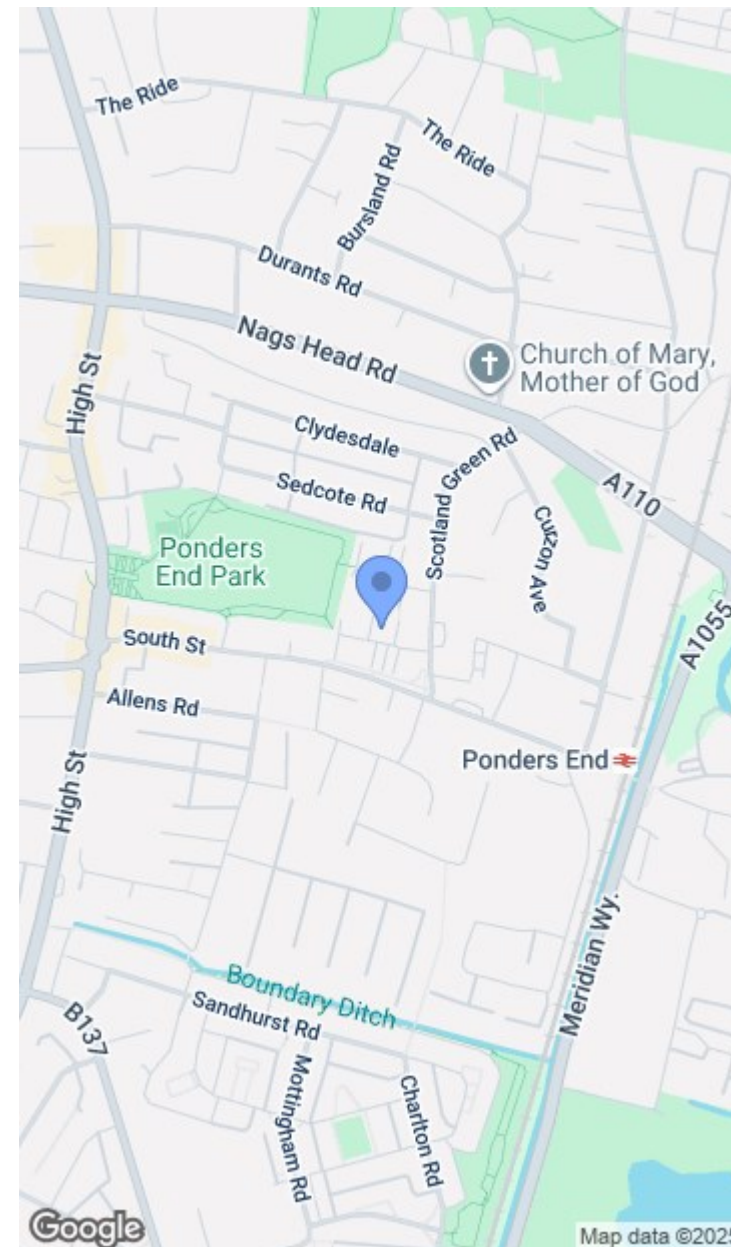
The property is chain-free, allowing for a smooth and straightforward purchase process. Additionally, once refurbished, it boasts a potential rental income of £1,350 per calendar month, making it an attractive investment opportunity.

Leasehold Term 92 Years
Service Charge £1,438.75 PA
Ground Rent £80 PA
Council Band B
EPC Band TBC

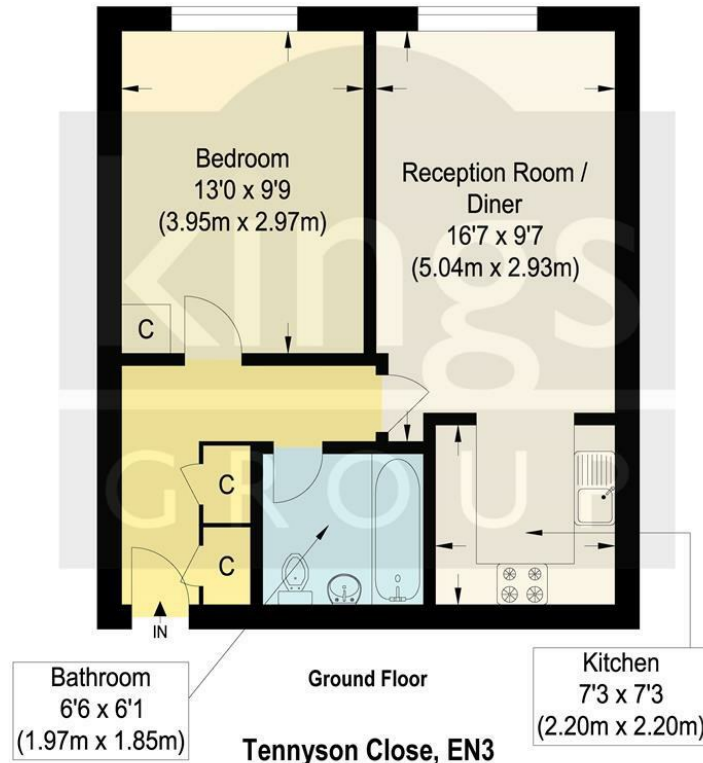
- ceMAP qualified mortgage advisors
- Potential rental valuation of £1,350 PCM after refurbs
- 92 years' lease & under £1,500 PA service charge
- Proximity to Ponders End & Southbury stations
- Allocated parking space within a common car park

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.







Approximate Gross Internal Floor Area : 42.50 sq m / 457.46 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

