



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

186 Hertford Road  
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**Cuba Drive, Enfield, EN3 5BB**  
**Offers In The Region Of £275,000**

- TWO BEDROOM FIRST FLOOR MAISONETTE
- FITTED KITCHEN
- CLOSE PROXIMITY TO ALL LOCAL SHOPS AND AMENITIES
- OWN SECTION OF REAR GARDEN
- EPC RATING D

KINGS GROUP Are delighted to offer this TWO DOUBLE BEDROOM First Floor MAISONETTE For Sale. Benefiting from a lease in excess of 900 YEARS, Own Section Of Rear Garden, Fitted Kitchen, Shower Room, and is situated within close proximity to all local schools, shops & amenities. Brimsdown Station is also conveniently located offering great links into Tottenham Hale & London Liverpool Street. this would ideally suit a First Time Buy or an Investment Opportunity and internal viewings are recommended. EPC Rating D

#### FRONT DOOR TO

#### HALLWAY WITH STAIRCASE TO

#### FIRST FLOOR LANDING WITH DOORS TO:

##### LOUNGE

**14'4 x 11'6 (4.37m x 3.51m)**

With double glazed window to front, single radiator, laminated wood style floor.

##### KITCHEN

**11'5 x 7'9 (3.48m x 2.36m)**

With double glazed windows to side and own rear gardens, range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer , gas oven, hob, laminated wood style floor

##### BEDROOM ONE

**12'9 x 11'6 (3.89m x 3.51m)**

With double glazed window to rear gardens, single radiator, laminated wood style floor

##### BEDROOM TWO

**11'5 x 8'9 (3.48m x 2.67m)**

With double glazed window to front, single radiator, laminated wood style floor

##### WET ROOM/WC

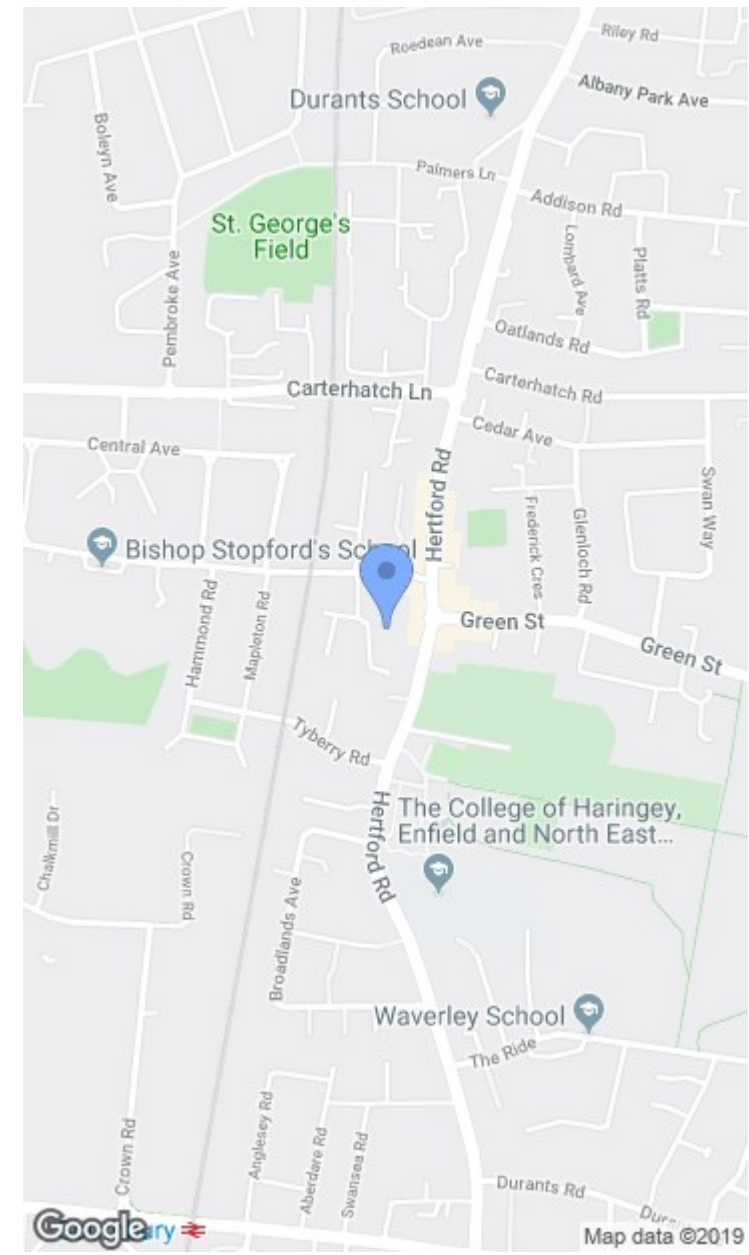
**8'0 x 6'1 (2.44m x 1.85m)**

With double glazed frosted window to front, low level wc, pedestal wash hand basin, shower, tiled walls and floor

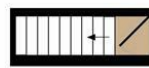
#### EXTERIOR: OWN REAR GARDENS

#### EPC RATING D

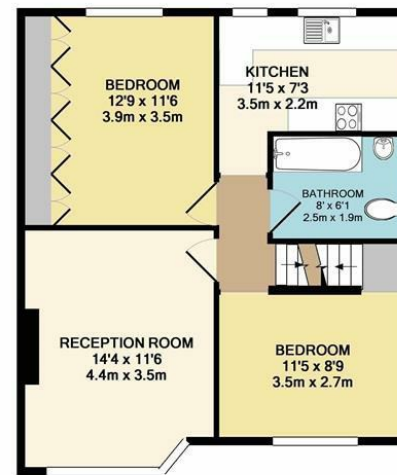
- LEASE IN EXCESS OF 900 YEARS
- FULLY DOUBLE GLAZED AND GAS CENTRAL HEATED
- EASY ACCESS INTO THE CITY
- AN IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY







GROUND FLOOR  
APPROX. FLOOR  
AREA 23 SQ.FT.  
(2.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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