kings GROUP

www.kings-group.net

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

Bridle Close, Enfield, EN3 6EB
Chain Free £220,000

- NFoPP accredited agency & ceMAP mortgage advisors
- Closeby to Enfield Lock, Waltham Cross & Turkey Street stations
- Proximity to Enfield Town shopping centre & Enfield Highway
- Council Tax Band B & EPC Rating C
- Offered to market chain-free
- One-bedroom purpose-built flat in Enfield London
- Excellent transport links to Tottenham Hale, Seven Sisters, and the City of London
- Situated on the first-floor within a building of two stories only
- Larger than average one-bedroom home (54 square metres)
- Homemovers or first time buyers' purchase only

KINGS GROUP offer in the charming area of Bridle Close, Enfield, this delightful one-bedroom purpose-built flat presenting a perfect blend of comfort and convenience. Spanning an impressive 590 square feet, this first-floor residence is situated within a well-maintained two-storey building, originally constructed in 1950.

Ideal for home movers or first-time buyers, this property boasts a long lease of 936 years, providing peace of mind for years to come. The flat features a spacious reception room, perfect for relaxation or entertaining guests, alongside a well-appointed bedroom and a modern bathroom.

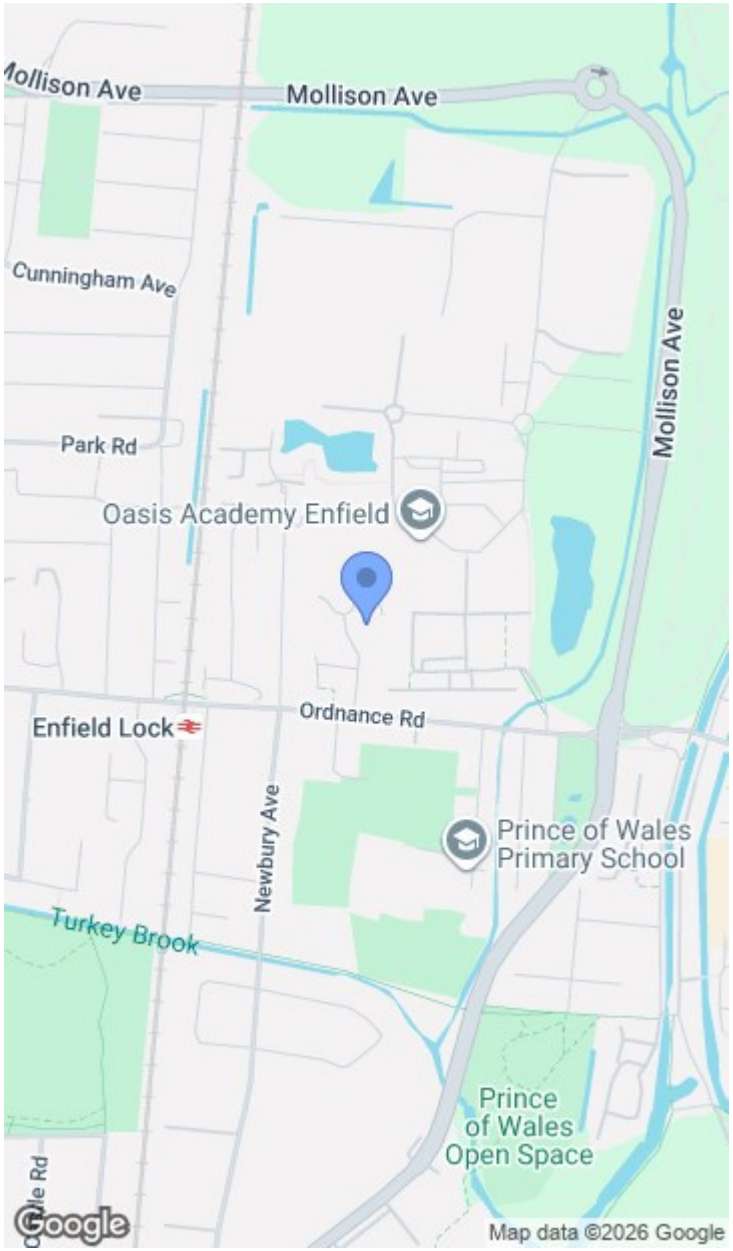
Location is key, and this flat does not disappoint. It is conveniently close to Enfield Lock, Waltham Cross, and Turkey Street stations, ensuring excellent transport links into central London. Commuters will appreciate the easy access to Tottenham Hale, Seven Sisters, and the heart of London City, making this property an ideal choice for those who work or study in the capital.

With a council tax band of B, and the energy performance certificate (EPC) rating is C, this flat is not only a practical choice but also an economical one, the property is designed to offer a comfortable living environment.

Leasehold 936 Years
Service Charge PA £1,742.69
Ground Rent PA £15.75

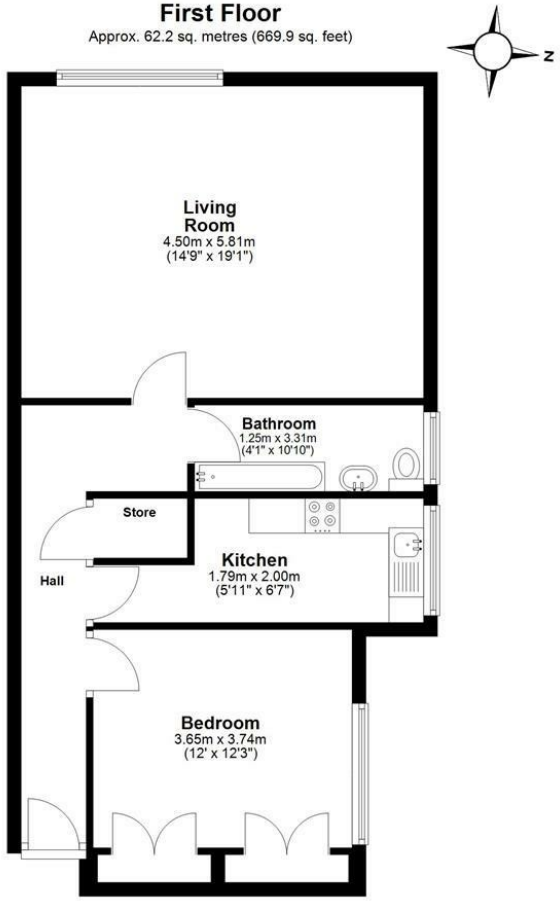
BUYERS INFORMATION

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.



First Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



Total area: approx. 62.2 sq. metres (669.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Bridle Close

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