



www.kings-group.net

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

Gartons Close, Enfield, EN3 4BZ
Offers In The Region Of £215,000

****150+ YEAR LEASE UPON COMPLETION****
KINGS GROUP Are delighted to offer this **ONE DOUBLE BEDROOM Flat** To the Market. This would make an **IDEAL BUY TO LET OPPORTUNITY** or **First Time Buy**. Situated within the **PONDERS END** Location which is close proximity to Local Shops, Amenities, Ponders End & Southbury Station which both have great access into Tottenham Hale & London Liverpool Street. Benefiting from Communal Grounds, Gardens, Parking, Fitted Kitchen, Spacious Lounge/Dining Area. This well presented Flat has potential Rental Income of £12,600PA and Internal Viewings are Highly Recommended.

FRONT DOOR TO

ENTRANCE

With power points, laminate wood style flooring.

BATHROOM

With UPVC double glazed window to side, part tiled walls, shower, pedestal wash hand basin, low level W.C, lino flooring.

LOUNGE

With UPVC double glazed window to side, coved ceiling, TV point, telephone point, power points, laminated wood style flooring.

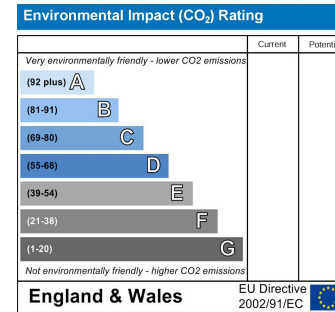
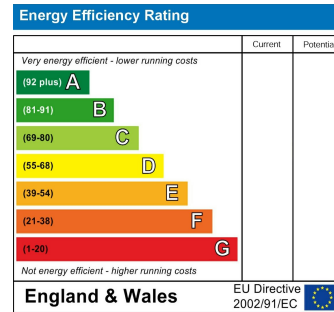
KITCHEN

With UPVC double glazed window to side, coved ceiling, range of base and wall units with work surfaces over, stainless steel sink and drainer unit, plumbed for washing machine, electric oven & hob, chimney style hood extractor, power points, lino flooring.

BEDROOM

With UPVC double glazed window to side, fitted

wardrobes, TV point, telephone point, power points, laminated wood style flooring.



GROUND FLOOR
 37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA: 37.0 sq.m. (398 sq.ft.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, walls and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given for their operability or efficiency in the future.
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