

22 Enstone Road, EN3 7TQ
Enfield





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**** GUIDE PRICE £270,000 - £280,000 **** KINGS GROUP offer on Enstone Road in the vibrant area of Enfield, London, this charming two-bedroom purpose-built top floor flat offers a delightful living space of 70 square metres. The property features a well-appointed reception room, perfect for relaxation or entertaining guests. The modern bathroom has been tastefully updated, ensuring a fresh and contemporary feel throughout the home.

Natural light floods the flat through the double-glazed windows, enhancing the inviting atmosphere. Residents will appreciate the convenience of a dedicated car park, making it easy to come and go as you please. The location is particularly advantageous, with Brimsdown, Enfield Lock, and Ponders End stations just a short distance away, providing excellent transport links into the heart of London City.

With a potential rental income of £1,800 per calendar month, this property presents an attractive opportunity for investors or those seeking a comfortable home in a well-connected area. The flat boasts an EPC rating of C, reflecting its energy efficiency and modern amenities.

This property is not just a home; it is a gateway to the vibrant lifestyle that London has to offer. Whether you are looking to invest or find a new place to call home, this flat on Enstone Road is certainly worth considering.

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.

Offers In Excess Of £270,000



- A Chain-Free two-bedroom apartment in Enstone Road, Enfield
- Private development which is a stone's throw away from Brimsdown Station
- Potential rental value of £1,800 PCM or £21,600 PA
- Residents' communal parking
- Situated on the top-floor (3rd floor)
- Beautifully presented and well-maintained throughout ownership
- Wonderful links and access into Tottenham Hale & London City Station
- Council Tax Band C & EPC Rating C (77)
- Circa 16.5 miles to London City Airport
- Spanning an impressive 70 square metres of internal living area and space





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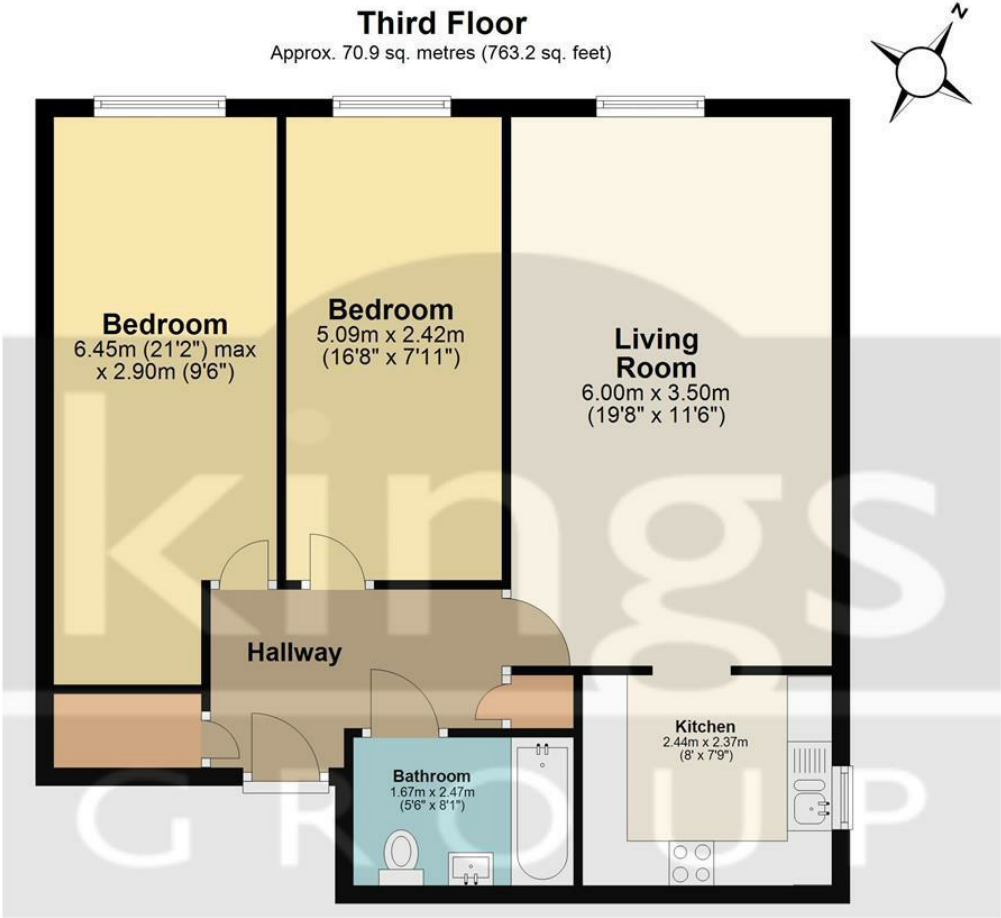
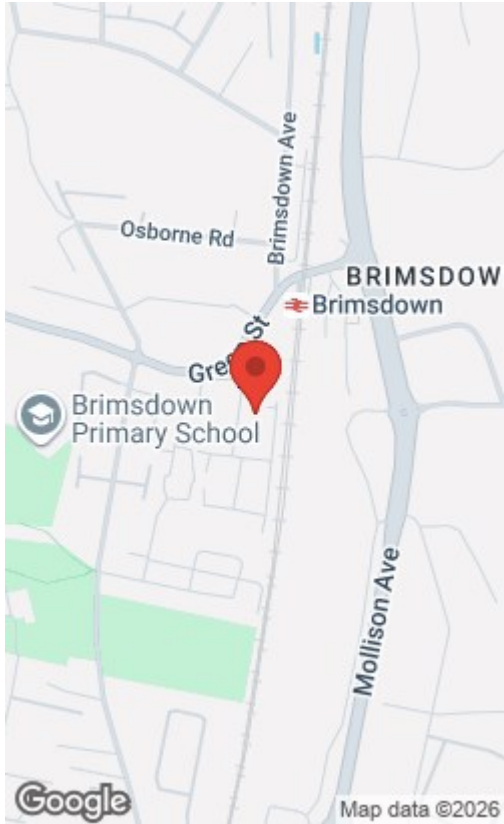


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 70.9 sq. metres (763.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

Anemone Court

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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