

kings GROUP

www.kings-group.net

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

1 Martini Drive, Enfield, EN3 6GT

Offers In Excess Of £250,000

- NFoPP accredited agency & ceMAP mortgage advisors
- Situated on the canal with river views
- Secure entry system
- Well-maintained throughout ownership
- Nearby to Enfield Lock stations serving London City
- Two-bedroom two-bathroom apartment
- Located within private estate with residents' parking
- Building managed by Amber Management
- Proximity to local gym, tesco and amenitites
- Great and direct access into Tottenham Hale

KINGS GROUP offer to the market situated on Martini Drive in Enfield, this charming 2-bedroom, 2-bathroom property on the second floor offers a picturesque view of the canal from its Juliet balcony. The property boasts communal private parking with secure entry system and is surrounded by fields, perfect for runners, cyclists, and walkers alike.

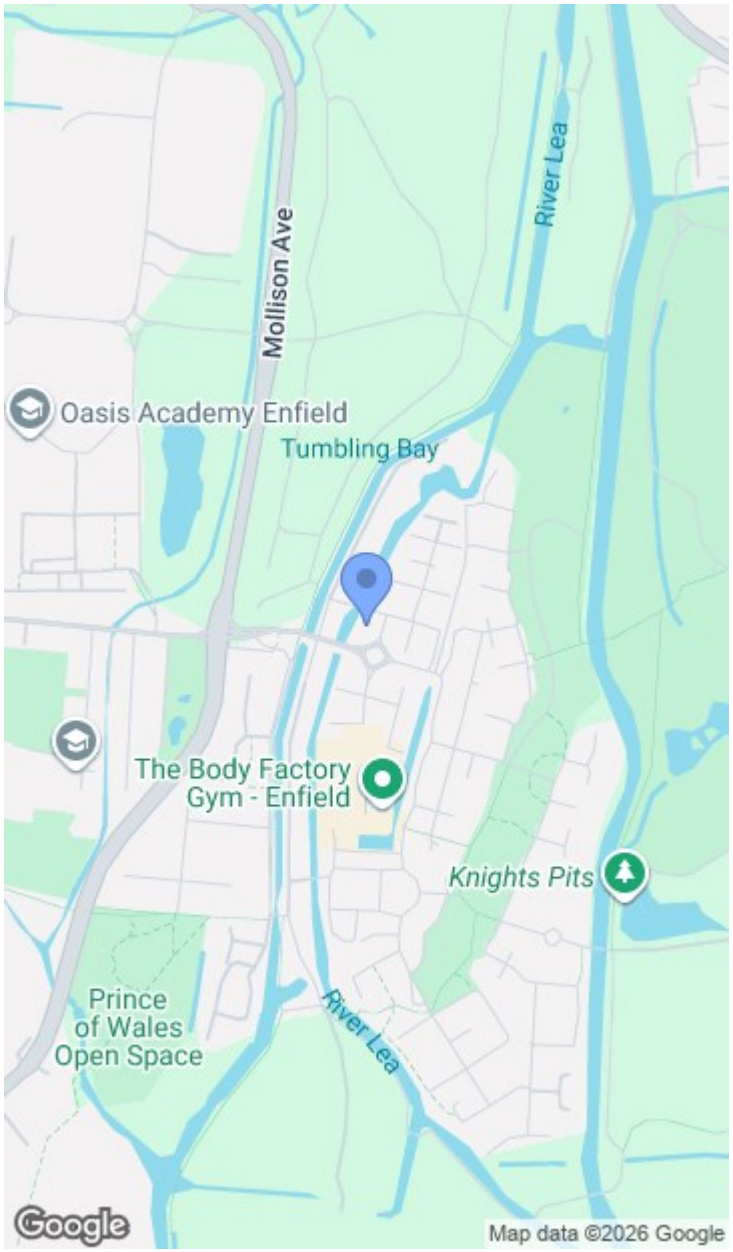
With a brand new lease upon completion of sale and the service charge paid until next year's demand (1 April 2025), this property offers convenience and peace of mind to its future owners. Priced competitively to attract both buyers and investors swiftly, this home presents a fantastic opportunity in the market. The potential rental income also sits currently at £20,400 PA or £1700 PM.

Conveniently located near a community Tesco, gym, pharmacy, and more, everything you need is just a stone's throw away. Additionally, the proximity to Enfield Lock station, serving Tottenham Hale and Liverpool Street, ensures excellent connectivity for commuters.

Guide Price £250,000 - £260,000

Lease 164 Years on completion of sale
Service Charge PA £1,573.15
Estate Charge PA £300
Council Band D
EPC Rating C

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

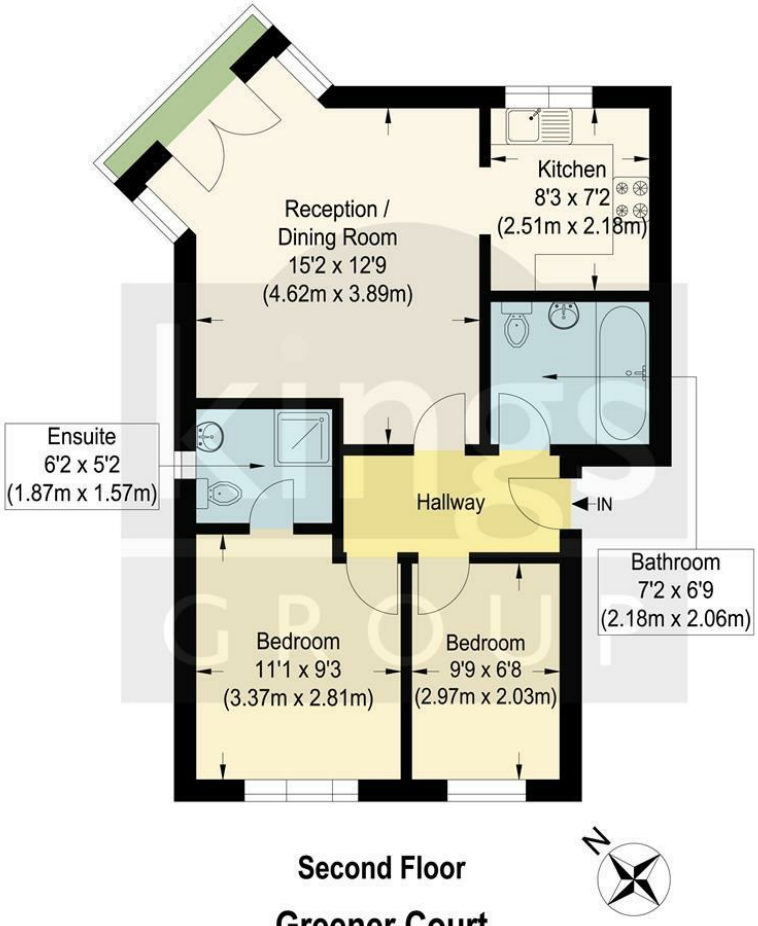



Arsenal
THE GUNNERS
Arsenal
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Second Floor

Greener Court

Approximate Gross Internal Floor Area : 52.70 sq m / 567.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.