



James Lee Square, EN3 6GR
Enfield

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KINGS GROUP welcome to market this beautifully refurbished listed ground floor apartment located in the desirable James Lee Square in Enfield. The charming property boasts a modern and inviting atmosphere, perfect for those seeking a comfortable living space.

Spanning an impressive 534 square feet, the apartment features a spacious reception room that serves as an ideal area for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and privacy, making it suitable for individuals, couples, or small families.

The property has been thoughtfully updated with a brand new kitchen, complete with modern appliances that will delight any home cook. The bathroom has also been fully refurbished, ensuring a fresh and contemporary feel throughout. Additionally, the new heating system promises warmth and comfort during the colder months.

Situated in a convenient location, this apartment offers easy access to local amenities, transport links, and green spaces, making it an excellent choice for those who appreciate both convenience and tranquility. This property is a true gem, combining modern living with a welcoming atmosphere.

Leasehold Term 161 Years
Potential Rental Value £1,800 PCM
Service Charges inc Building Insurance & Water PA £2,200
Ground Rent PA £100
Council Band C
EPC Band D

Offers In Excess Of £280,000



- Nfopp accredited agents & ceMAP mortgage advisors
- Electric heating and cooking
- Proximity to Enfield Lock & Waltham Cross stations
- EPC Band D & Council Band C
- Situated within a private estate with its own parks/shops
- Potential rental value of £1,800 PCM
- Well maintained and presented throughout
- Great access into Tottenham Hale and London city
- Close by to canals with splendid views
- Offered with no onward chain (chain free)

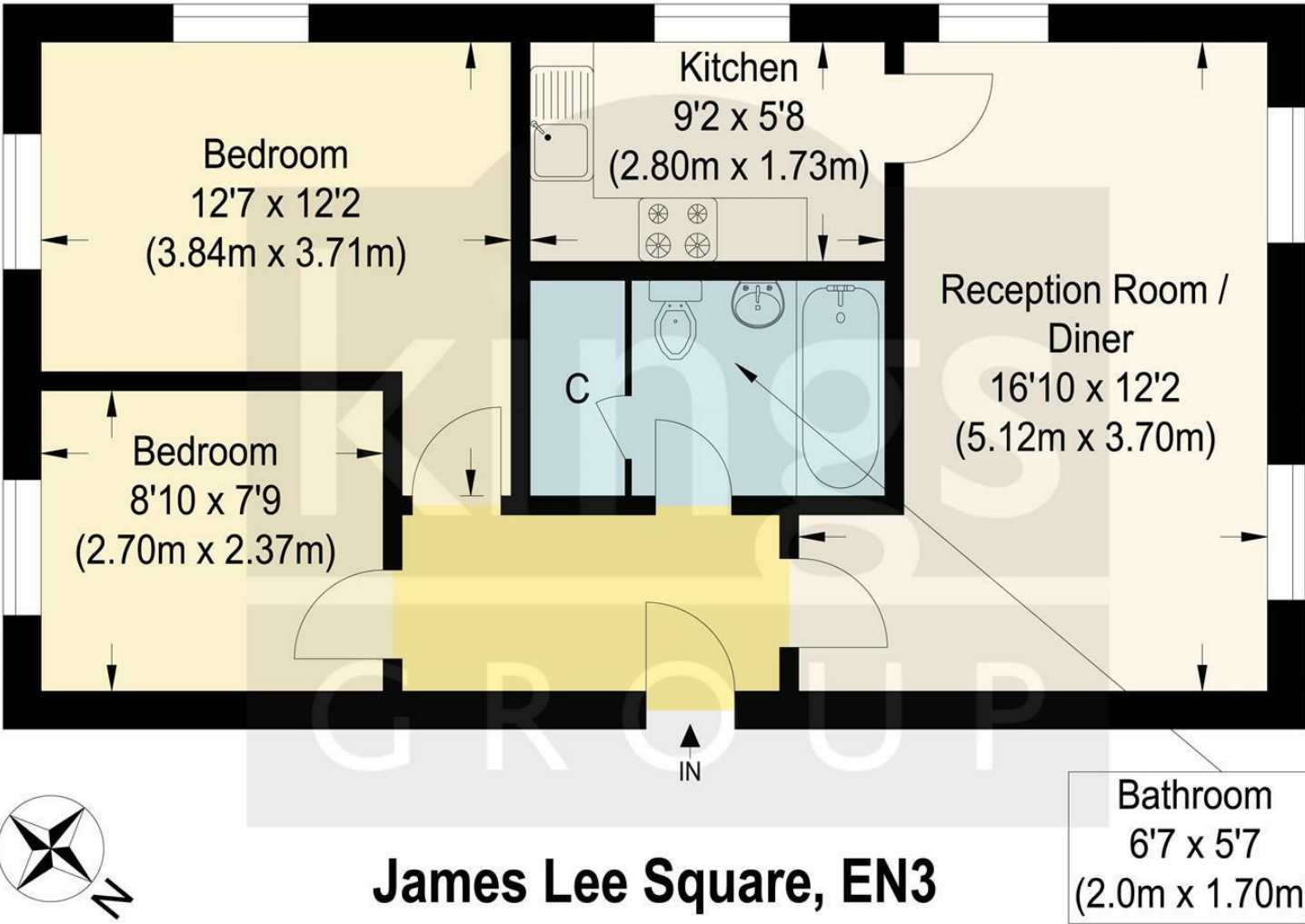
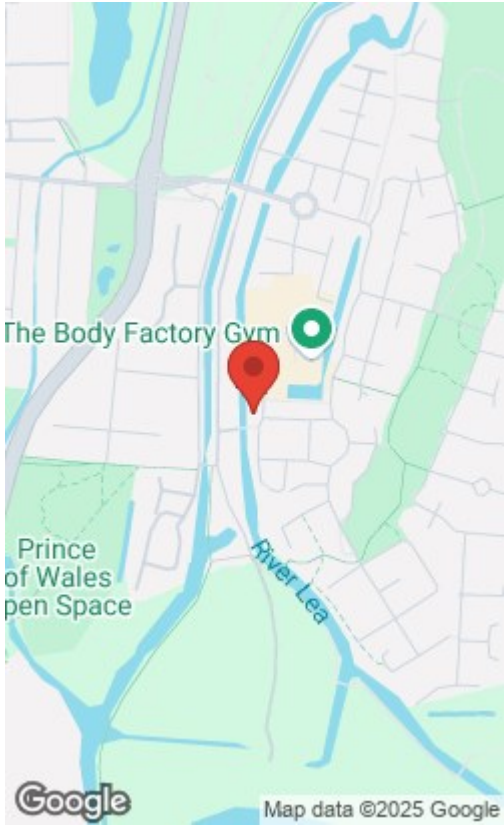








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



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Approximate Gross Internal Floor Area : 49.60 sq m / 533.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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