

kings GROUP

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Rotherfield Road, Enfield, EN3 6AL

Offers In Excess Of £249,000

- Charming top-floor maisonette located on Rotherfield Road in Enfield;
- Comprises one well-proportioned bedroom and a comfortable reception room;
- Generous living space spanning 568 square feet;
- Holds a energy performance certificate rating of E for manageable utility costs;
- Benefits from permit-free street parking for residents and visitors alike; and
- Offered with a chain-free status to enable a smooth and hassle-free purchase;
- Presented in good condition throughout to ensure a welcoming atmosphere;
- Falls under council tax band B making it highly cost-effective for residents;
- Expected potential rental value ranges from £1,450 to £1,550 per calendar month;
- Conveniently close to Enfield Lock, Brimsdown, and Turkey Street stations

KINGS GROUP offer on Rotherfield Road in Enfield, this charming top-floor maisonette presenting a delightful living space of 568 square feet. With one well-proportioned bedroom and a comfortable reception room, this property is perfect for individuals or couples seeking a cosy home. The maisonette is presented in good condition, ensuring a welcoming atmosphere from the moment you step inside.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase. The maisonette falls under council band B, making it an attractive option for those mindful of council tax expenses. Additionally, the energy performance certificate (EPC) rating of D indicates reasonable energy efficiency, which can help keep utility costs manageable.

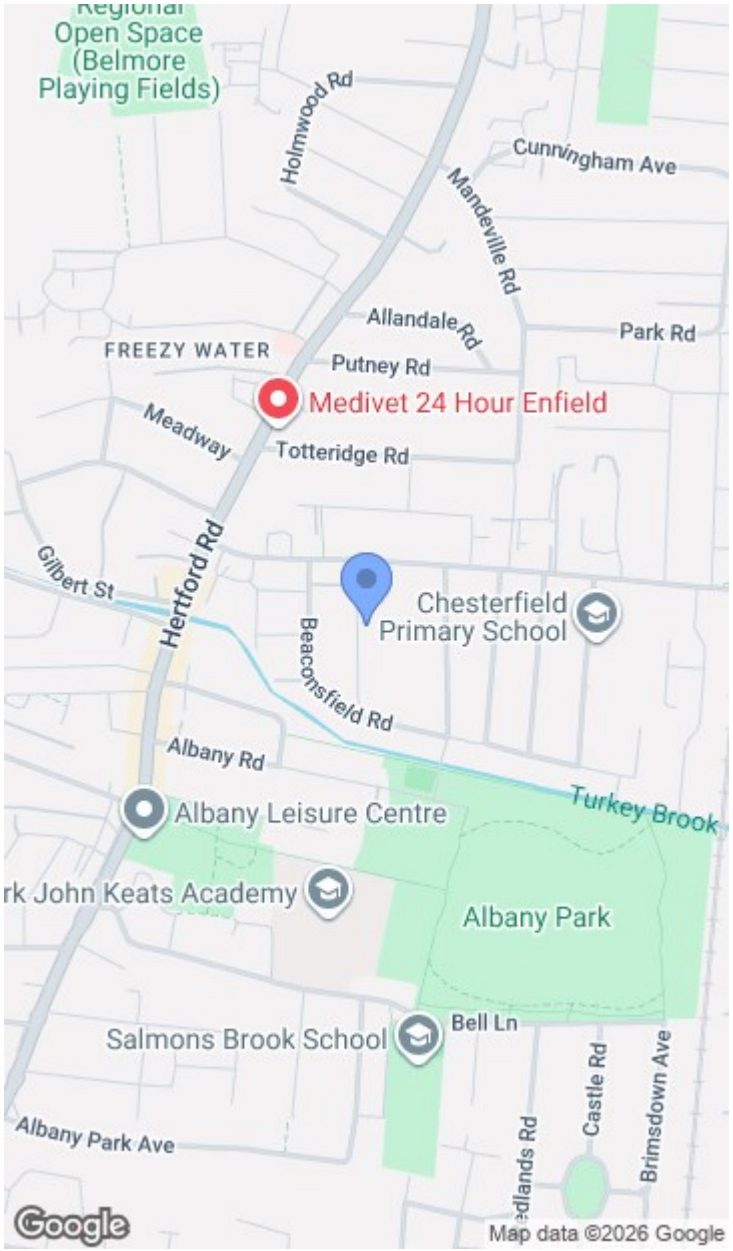
For those considering rental opportunities, the potential rental value ranges from £1,450 to £1,550 per calendar month, making it a sound investment. The property benefits from street parking that is permit-free, providing convenience for residents and visitors alike.

Conveniently positioned within easy reach of Enfield Lock, Brimsdown and Turkey Street railway stations, residents benefit from a choice of convenient routes into Central London.

Enfield Lock and Brimsdown stations offer direct rail services to Tottenham Hale and London Liverpool Street, with journeys to Tottenham Hale taking approximately 10–15 minutes and Liverpool Street reachable in around 25–30 minutes on selected services.

Tottenham Hale also provides access to the Victoria Line Underground, offering excellent onward connections to King's Cross St Pancras, Oxford Circus and other key destinations across the capital.

With no service charge and a modest ground rent of only £200, this maisonette presents an appealing option for both first-time buyers and investors.











First Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



Ground Floor

Approx. 3.8 sq. metres (41.0 sq. feet)

Total area: approx. 52.8 sq. metres (567.9 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, ommison 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.

Rotherfield Rd