kings GROUP

www.kings-group.net

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

King Edwards Road, Enfield, EN3 7DB

Offers In The Region Of £399,995

- NFoPP accredited agency & ceMAP mortgage advisors
- Two-double bedrooms suitable for homemovers and landlords
- Potential rental value of £2,000 PCM or £24,000 annually
- Originally constructed in the famous Victorian Era
- Spectacular links and access into Tottenhale Hale & London City
- Two-bedroom freehold home in Enfield London
- Gas central heating and double glazed windows
- Council Tax Band C & EPC Rating C
- Proximity to Ponders End, Southbury & Enfield Town stations
- Circa 700 square feet of internal living space and area in a well-connected location

KINGS GROUP offer on King Edwards Road in Enfield, this charming mid-terrace house, built circa between 1900 and 1909, presenting an excellent opportunity for both home movers and landlords alike. With two generously sized double bedrooms, this freehold property offers a comfortable living space, ideal for small families or professionals seeking a peaceful retreat in a well-connected area.

Spanning approximately 700 square feet, the interior is thoughtfully designed to maximise space and light. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The gas central heating ensures warmth during the colder months, while the double-glazed windows provide both energy efficiency and a tranquil atmosphere.

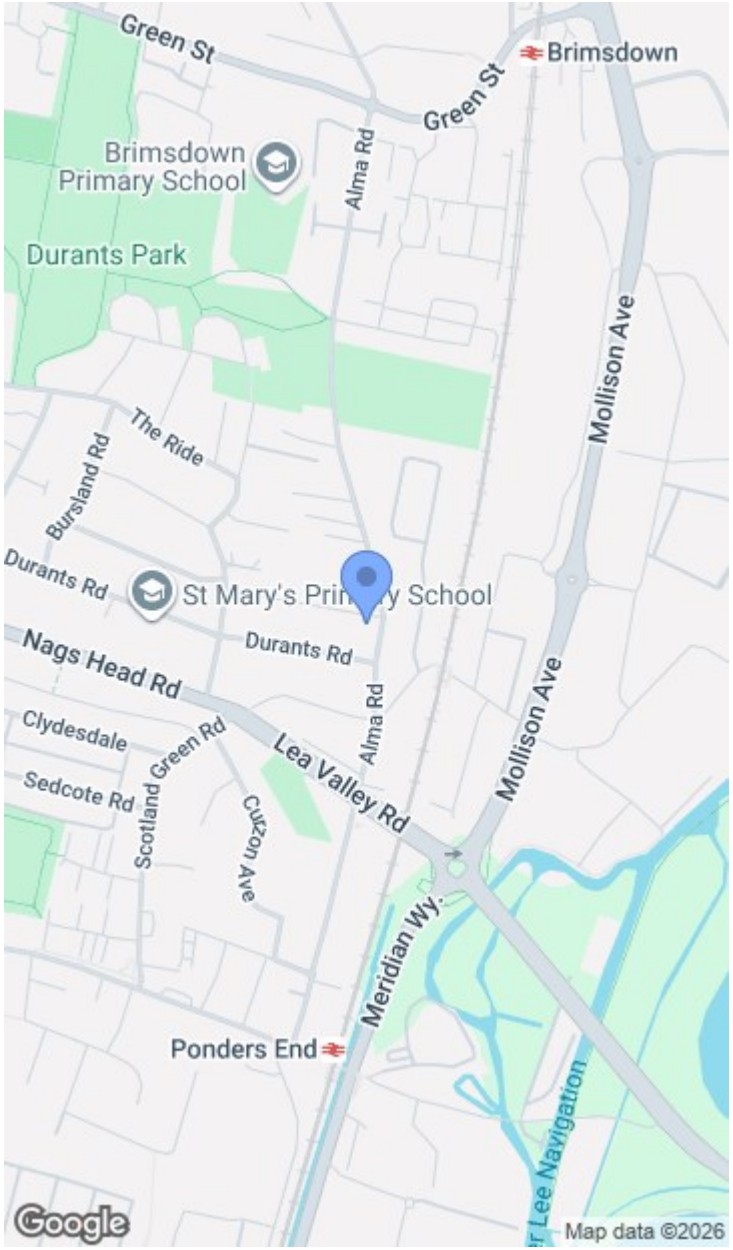
The potential rental value of this property is noteworthy, estimated at £2,000 per calendar month, which translates to an impressive annual income of £24,000. This makes it an attractive investment for those looking to expand their property portfolio in a thriving area.

Situated conveniently close to Ponders End and Southbury, residents will benefit from excellent transport links and local amenities, making daily life both convenient and enjoyable. The property falls under Council Tax Band C, ensuring manageable costs for homeowners.

Freehold
Council Tax Band C
EPC Rating C

Potential Rental Value £2,000

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.



Total area: approx. 63.9 sq. metres (688.2 sq. feet)

Kings Edwards

THE ESTAS ESTATE AGENT AWARDS 2014 RATED BY OUR CUSTOMERS BEST IN COUNTY ESSEX theestas.com

THE ESTAS LETTING AGENT AWARDS 2014 RATED BY OUR CUSTOMERS GOLD WINNER BEST MEDIUM CHAIN theestas.com

The Property Ombudsman