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**Archibald Close, Enfield, EN3 6RL**  
**Chain Free £240,000**

- NFOPP accredited agency & ceMAP mortgage advisors
- Situated on the second/top-floor within the building
- Residents' parking area within the estate
- Potential rental income of circa £1,650 PCM
- Offered to market chain-free (no related purchase)

KINGS GROUP offer in the desirable Archibald Close, Enfield, this charming two-bedroom flat presenting a wonderful opportunity for both first-time buyers and investors alike. Spanning an impressive 753 square feet, this second/top-floor residence boasts a well-designed open-plan lounge that seamlessly connects to a delightful balcony, perfect for enjoying the fresh air and views.

The flat features one spacious reception room, two comfortable bedrooms, and a well-appointed bathroom, making it an ideal space for small families or professionals. The property is in good condition, ensuring a smooth transition for its new owners. With 100% stair-cased ownership upon completion, you can enjoy the benefits of full ownership, having currently held a 40% share.

Residents will appreciate the convenience of a dedicated car park, along with low service charges that make this property even more appealing. The lease has 80 years remaining, providing peace of mind for future living. Additionally, the property is offered chain-free, allowing for a straightforward purchase process.

With a council tax band and an EPC rating of band C, this flat is not only a comfortable home but also an energy-efficient choice. For those considering rental opportunities, the potential rental income is approximately £1,650 per calendar month, making it a sound investment.

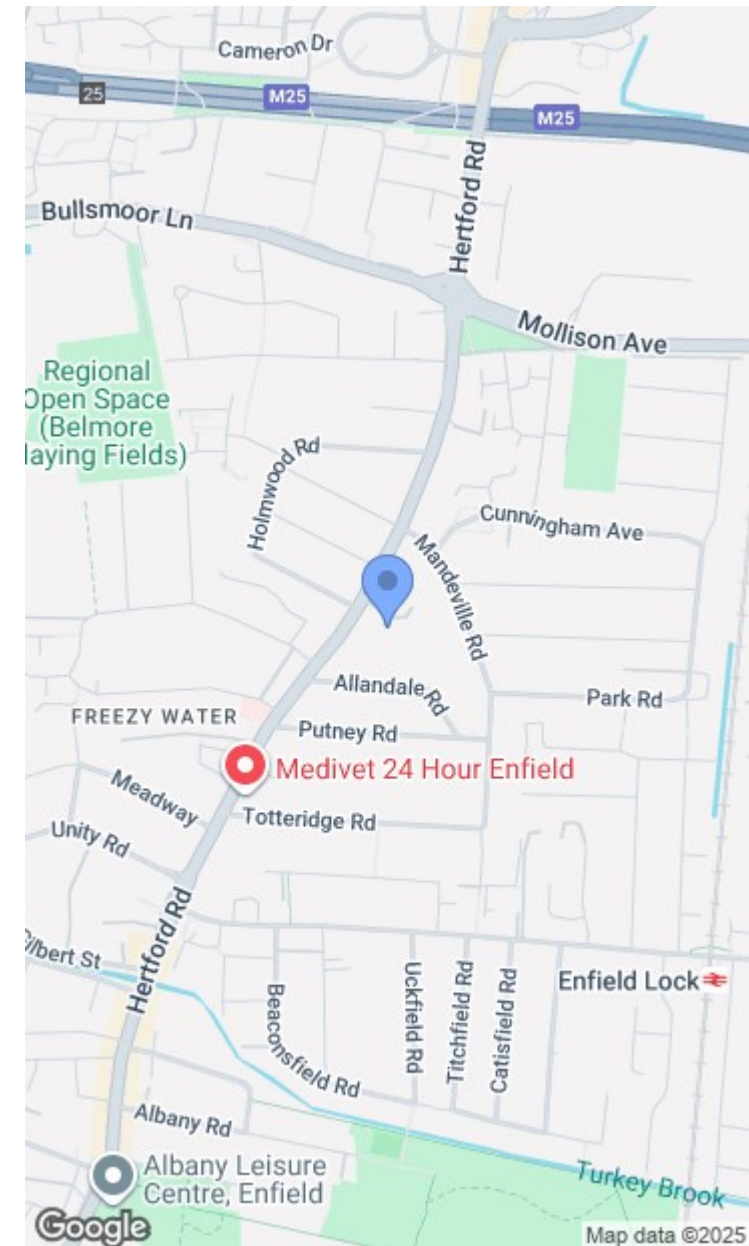
Leasehold 80 Years  
Service Charges PA £1,474.43

Ground Rent £0  
Council Band C  
EPC Band C

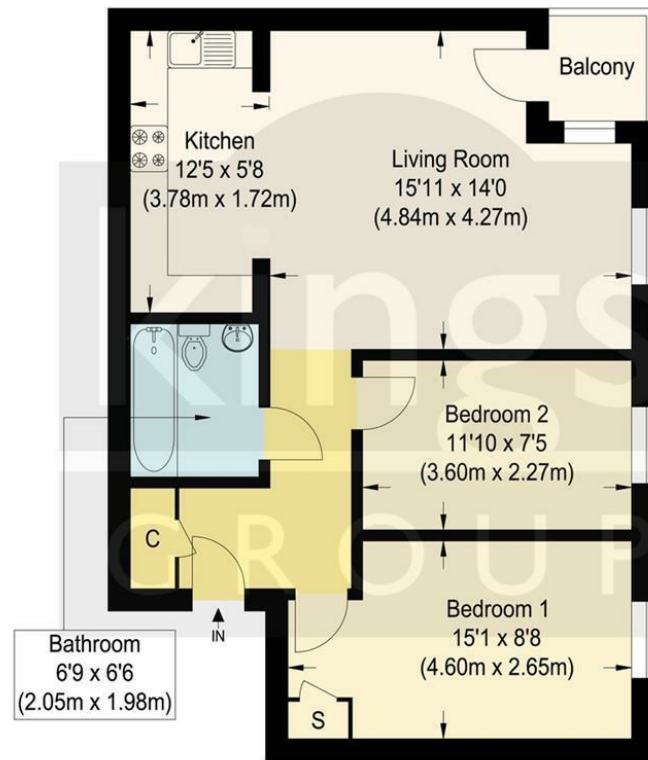
#### BUYERS INFORMATION

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, 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.

- Two-bedroom leasehold flat in Enfield London
- Private secured common area entrance with cameras
- Council Band C and EPC Band C
- Gas central heating and double glazed windows
- Proximity to Waltham Cross & Southbury train stations







### Archibald Close, Enfield, EN3 6RL

Approximate Gross Internal Floor Area : 57.30 sq m / 616.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

