



www.kings-group.net

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Enfield EN3 5AZ
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Leyland Avenue, Enfield, EN3 5DH
Offers In Excess Of £425,000

- NFoPP accredited agency & ceMAP mortgage advisors
- Currently rented for £2,400 PCM to a family
- Council Band C & EPC Band C
- Proximity to Brimsdown & Southbury train stations
- Offered to market chain-free (no related purchase)

- Three/four bedroom share of freehold maisonette
- Shared private driveway with neighbour (2B) only
- In excess of 900 years' on completion
- Splendid access into Tottenham Hale & London City
- Own private garden to the rear

KINGS GROUP offer in the tranquil cul-de-sac of Leyland Avenue, Enfield, this charming three-bedroom maisonette offering a unique opportunity for INVESTORS. Spanning an impressive 1,082 square feet, this self-governed property boasts a share of freehold, ensuring that you will not be burdened by service charges or ground rent.

The maisonette features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. With four well-proportioned bedrooms and two bathrooms, this residence provides ample space for those seeking extra room for guests or a home office.

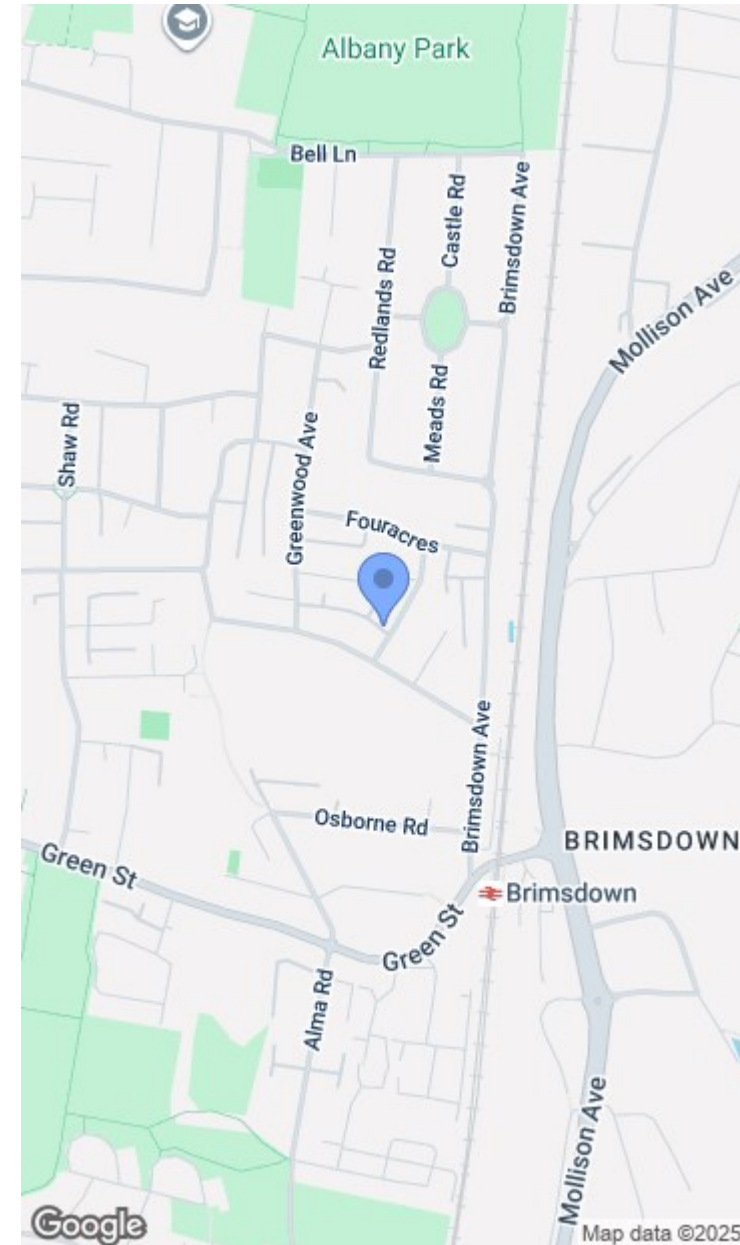
Conveniently located, the property is just a stone's throw away from Brimsdown and Southbury train stations, providing excellent transport links to Seven Sisters, Tottenham Hale, and London City. This makes it an ideal choice for commuters looking for easy access to the capital.

Currently rented at £2,400 per calendar month, this property presents an attractive investment opportunity for landlords seeking a reliable income stream. Additionally, being chain-free simplifies the purchasing process, allowing for a smoother transition into your new home.

The maisonette also benefits from a shared private driveway, offering off-street parking for residents. With a council tax band of C and an energy performance certificate (EPC) rating of C, this property is not only appealing but also efficient.

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.







Leyland Avenue

Approximate Gross Internal Floor Area : 100.50 sq m / 1081.77 sq ft
(Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale.

