

kings GROUP

www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Hertford Road, Enfield, EN3 5AX

Offers In The Region Of £490,000

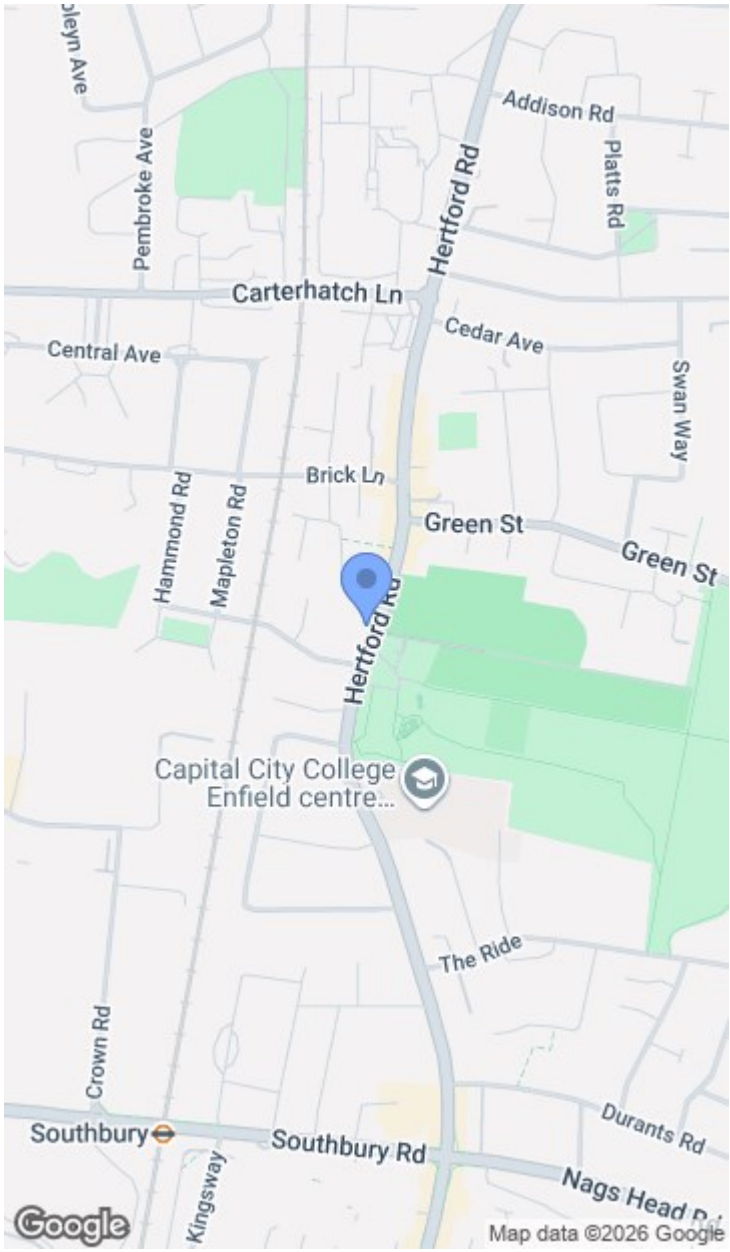
- Exceptional freehold unit offered by Kings Group on the ever-popular Hertford Road in Enfield;
- Remarkable investment opportunity perfectly suited for savvy landlords looking to expand portfolios;
- Ground floor commercial shop currently trading as a barbershop and leased at £1,450 per month;
- Upper flat features a comfortable reception room alongside two inviting bedrooms and a well-maintained bathroom;
- Upper flat tenancy currently operating on a flexible rolling contract basis; and
- Offered completely chain-free with strong rental yields and a strategic location not to be missed;
- Two-bedroom flat on the upper floor currently generating a steady rental income of £1,200 per month;
- Commercial lease boasts an impressive eight years remaining on the current agreement;
- Prime location on Hertford Road ensures excellent high-street visibility and easy tenant attraction;
- Conveniently situated near Southbury and Brimsdown stations for direct links to London City and airports

KINGS GROUP offer on ever popular Hertford Road of Enfield, this exceptional freehold unit presenting a remarkable opportunity for savvy landlords. The property comprises a well-appointed two-bedroom flat situated above a shop, right now generating a steady rental income of £1,200 per calendar month on a rolling contract. Additionally, the ground floor (currently a barbers) shop is leased at £1,450 per calendar month, with an impressive eight years remaining on the lease.

The upper flat features a comfortable reception room, two inviting bedrooms, and a well-maintained bathroom, making it an appealing residence for tenants. Its prime location on Hertford Road ensures excellent visibility and accessibility, making it easy to attract new tenants in the future. The property is conveniently located near Southbury and Brimsdown stations, providing direct links to London City and its airports, which is a significant advantage for commuters.

Offered chain-free, this property is an ideal investment for those looking to expand their portfolio or enter the rental market. With its strong rental yields and strategic location, this freehold investment is a safe enter and also exit.

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.







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Hertford Road EN3

Approximate Gross Internal Floor Area : 55.10 sq m / 593.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.