



www.kings-group.net

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

Velocity Way, Enfield, EN3 7GF
Offers In The Region Of £295,000

- Immaculate and beautifully presented two-bedroom apartment
- Located within a highly desirable development
- Modern shower room with quality finishes
- Private balcony ideal for relaxing or entertaining
- Long lease and well-balanced internal layout

KINGS GROUP are delighted to bring to the market this immaculate and truly stunning two-bedroom apartment, presented in exceptional condition throughout and finished to a modern, high specification. This is a rare opportunity to acquire a beautifully maintained home within a highly desirable development.

The apartment offers well-balanced and stylish accommodation, featuring a sleek fitted kitchen, a contemporary shower room, ample built-in storage cupboards, and elegant fitted shutters. A private balcony provides a perfect space to relax or entertain, while allocated parking adds everyday convenience.

Further benefits include a long lease, modern interiors throughout, and a layout that would suit first-time buyers, professionals, or investors alike. Currently let for £1695 PCM or £20,340 annually - Can be sold with vacant possession.

Ideally positioned close to a wide range of local shops, cafés, and amenities, the property also enjoys excellent transport links. Enfield Lock train station is within easy reach, offering convenient access into Tottenham Hale and London Liverpool Street, making this an excellent choice for commuters.

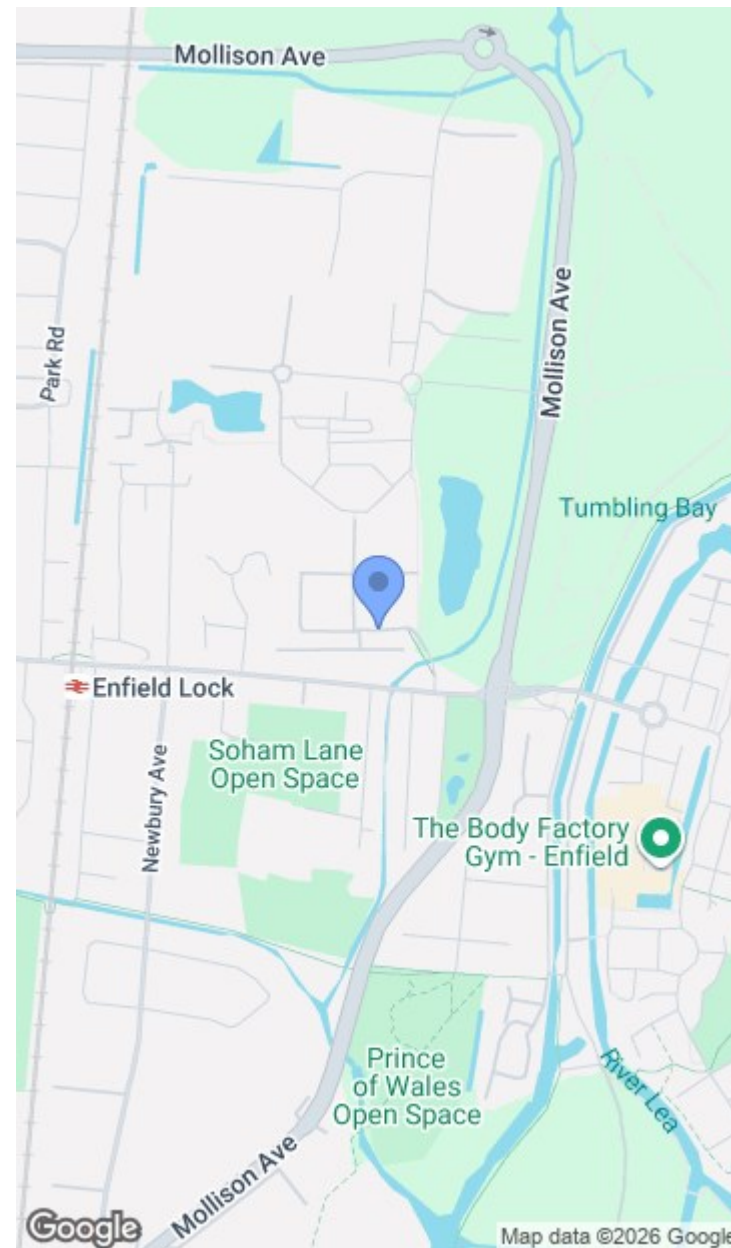
This exceptional apartment combines style, comfort, and location an early viewing is highly recommended to fully appreciate what this outstanding home has to offer.

- Finished to a modern, high specification throughout
- Stylish fitted kitchen with contemporary design
- Ample built-in storage and elegant fitted shutters
- Allocated parking providing everyday convenience
- Excellent transport links via Enfield Lock Station, offering direct access to Tottenham Hale and London Liverpool Street

Leasehold 110 Years Remaining
Low Flood Risk
Standard Construction
Service Charge PA £1839.42

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.





GROUND FLOOR
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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