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186 Hertford Road  
Enfield Highway EN3 5AZ  
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Ordnance Road, Enfield, EN3 6BN  
Offers In The Region Of £300,000

- Three bedroom apartment
- Double glazed windows
- Common parking area
- Council band C
- Ideal purchase for investors and homebuyers alike

- Gas central heating
- Close proximity to train stations
- EPC band D
- Potential rental income PCM £1950
- Boasting 75 square metres in size

Kings Group offer in the heart of Enfield on Ordnance Road, this charming three-bedroom top-floor flat offers a delightful blend of comfort and convenience. Spanning an impressive 825 square feet, the property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The flat features three well-proportioned bedrooms, perfect for families or those seeking extra space for guests or a home office.

One of the standout features of this property is the lovely balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the pleasant views of the surrounding area. Additionally, the flat provides ample storage space, ensuring that you have room for all your belongings.

The communal parking area adds to the convenience of this residence, while the nearby field offers a serene outdoor space for leisurely strolls or picnics. For those who commute, the flat is ideally located close to Enfield Lock, Turkey Street, and Waltham Cross stations, providing easy access to London City.

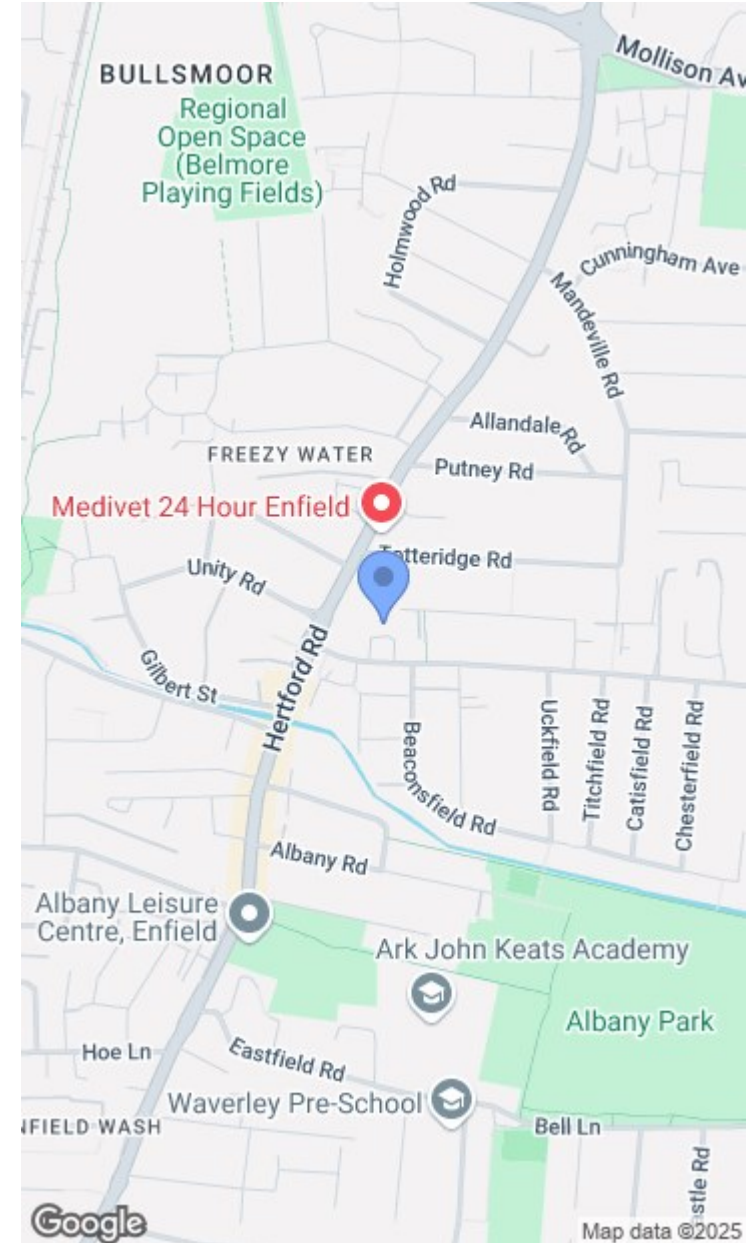
With an 87-year lease, low service charges, and ground rent, this property presents an attractive opportunity for both first-time buyers and investors alike. The energy performance certificate (EPC) rating of band D and council tax band C further enhance its appeal, making it a practical choice for modern living.

#### BUYERS INFORMATION

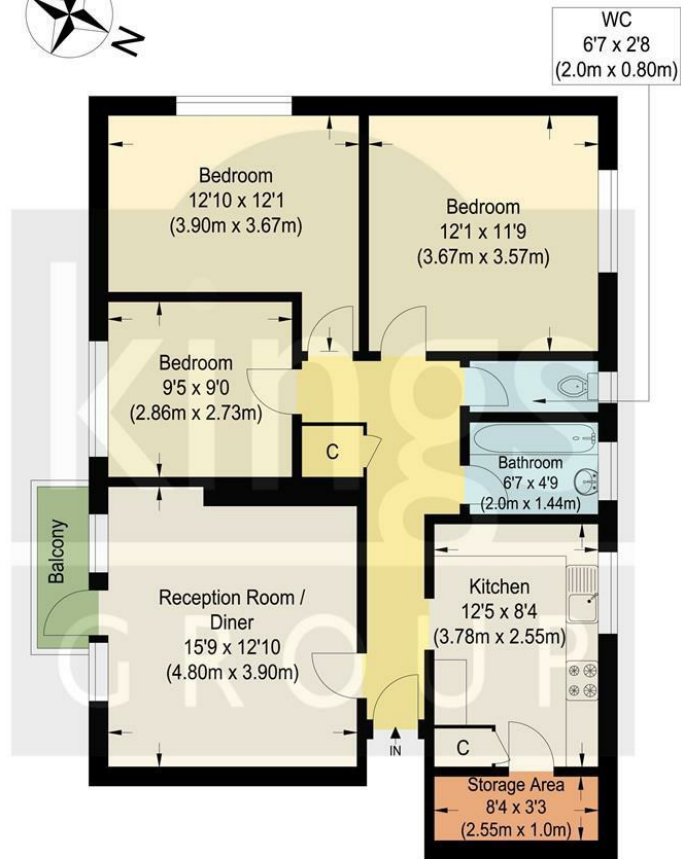
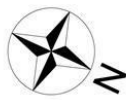
To conform with government Money Laundering

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 £50 plus VAT 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.

Leasehold  
87 years  
Standard construction  
Low flood risk







### Ordnance Road, EN3

Approximate Gross Internal Floor Area : 76.40 sq m / 824.51 sq ft  
(Excluding Storage)

Storage Area : 2.60 sq m / 27.98 sq ft

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

