www.kings-group.net

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

Beaconsfield Road, Enfield, EN3 6UY

Offers In The Region Of £220,000

- Nfopp Accredited Agents & ceMAP Mortgage Brokers
- Proximity To Enfield Lock, Turkey Street & waltham Cross Stations
- Good Condition Throughout
- Common Lift Within The Building
- EPC Band C & Council Band A
- Two Bedroom Flat in Enfield
- Closeby To Amenities
- Double Glazed Windows & Electric Heating
- Potential rental Income of £1750 PCM
- Low Maintenace Fees Per Annum

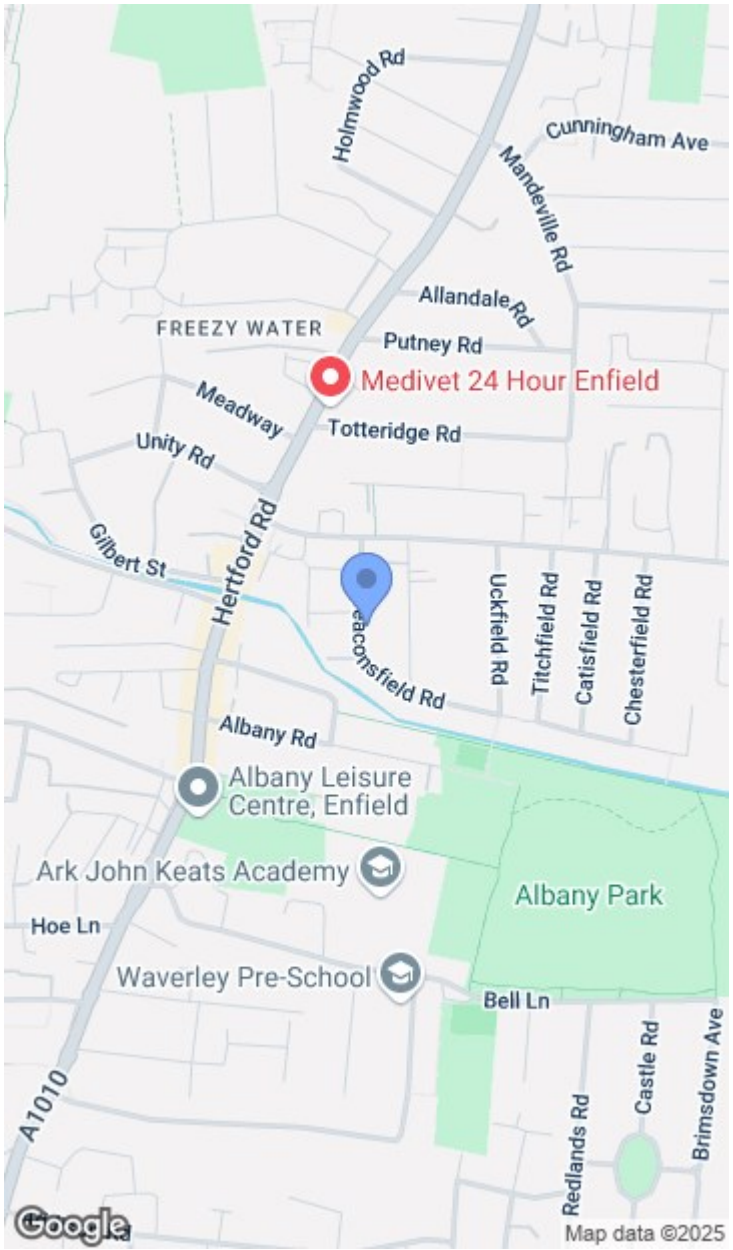
KINGS GROUP offer on the charming Beaconsfield Road in Enfield, this delightful flat offering a perfect blend of comfort and convenience. Spanning an impressive 657 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat.

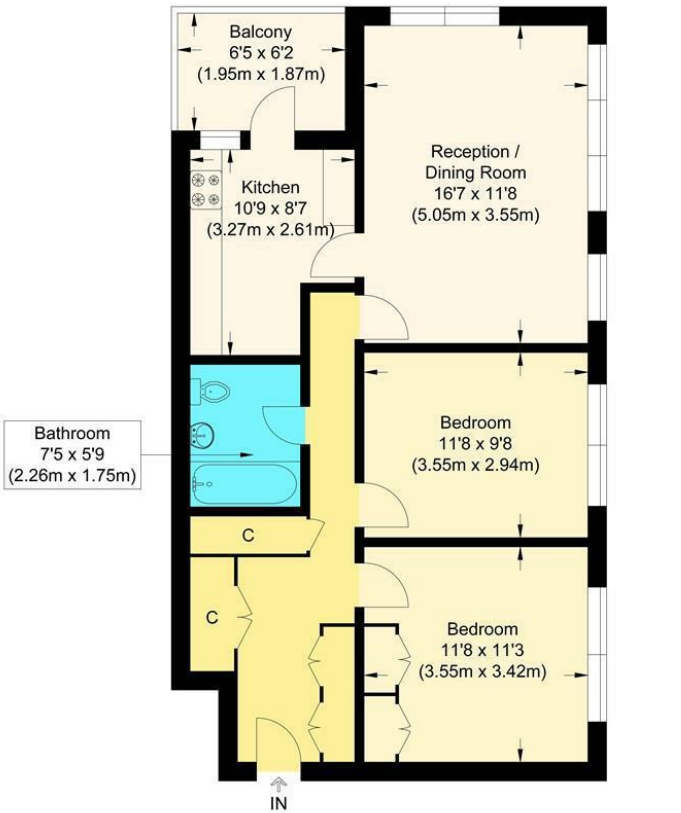
Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere that is sure to impress. The flat also boasts a thoughtfully designed bathroom, ensuring that all your daily needs are met with ease.

The location of this property is particularly appealing, with easy access to local amenities, parks, and transport links, making it a practical choice for those commuting to central London or exploring the surrounding areas. The vibrant community of Enfield offers a variety of shops, cafes, and recreational facilities, enhancing the overall living experience.

Leasehold Term 86 Years
Standard Construction
Low Flood Risk
Potential Rental Income £1750 PCM
Service Charges £1,221.84 PA
Council Band A
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.





Fifth Floor

Keys House

Approximate Gross Internal Floor Area : 67.40 sq m / 725.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.