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**Bridle Close, Enfield, EN3 6EA**  
**Offers In The Region Of £230,000**

- Motivated seller, priced to sell and open for negotiations/offers
- Situated within a cul-de-sac location on Bridle Close, just off Ordnance Road
- Wonderful access and links into Tottenham Hale & London City
- Suitable for home-movers and first-time buyers only
- Offered to the market chain-free (no related purchase)

- Two-bedroom ground-floor residence in Enfield London
- Proximity to Enfield Lock & Turkey Street train stations
- Within easy reach to Stansted, Heathrow & London City airports
- In excess of 930 years' lease remaining
- Appointed residents' parking area within the estate

A well-presented two-bedroom ground floor flat situated within the popular Bridle Close development in Enfield Lock, EN3, offering an excellent opportunity for first-time buyers seeking a practical, well-located home with strong long-term security and excellent value within the current local market.

The property benefits from an exceptionally long lease of approximately 930 years, providing rare peace of mind and making it stand out significantly compared to many other leasehold flats in the wider Enfield Lock area.

Internally, the accommodation is well balanced and designed for comfortable everyday living, comprising a bright and spacious living room, a separate fitted kitchen with good storage, two well-proportioned bedrooms, and a family bathroom. The layout is practical and functional throughout, making efficient use of space and offering a comfortable home environment suitable for a range of buyers.

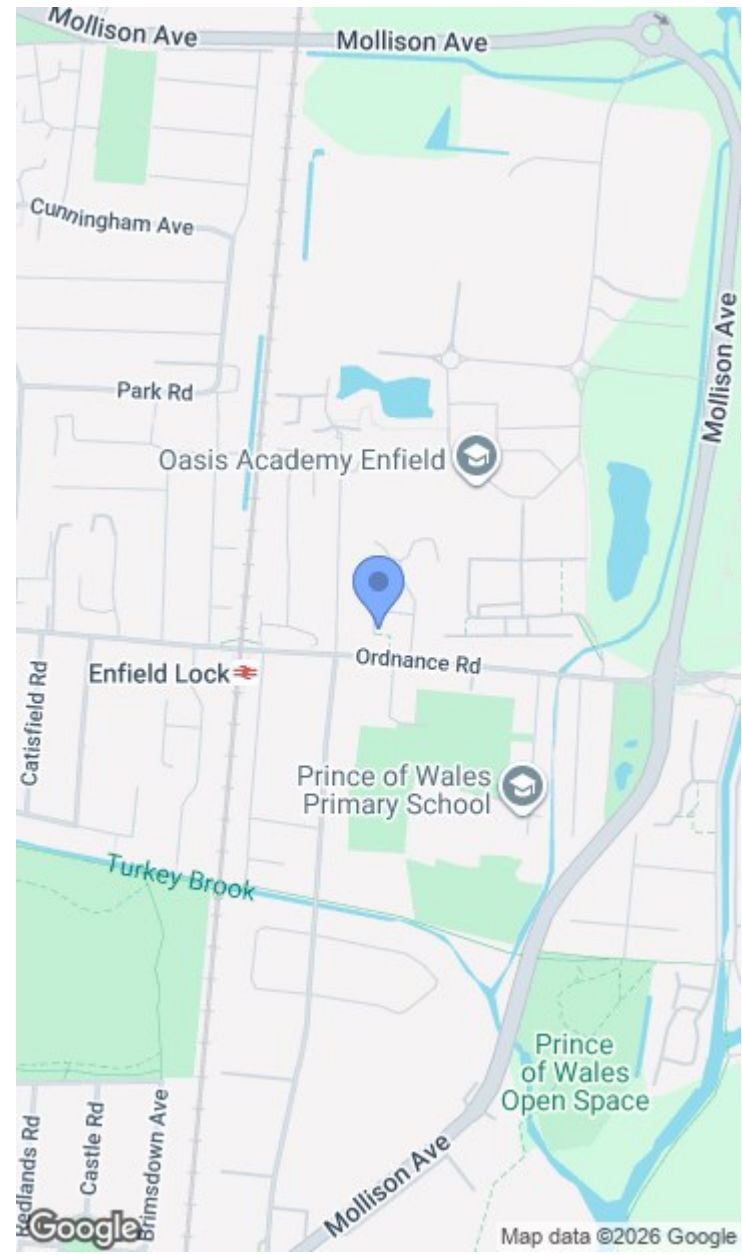
The ground floor position provides the added advantage of convenient step-free access, enhancing everyday practicality and appealing to buyers who prioritise ease of living and accessibility.

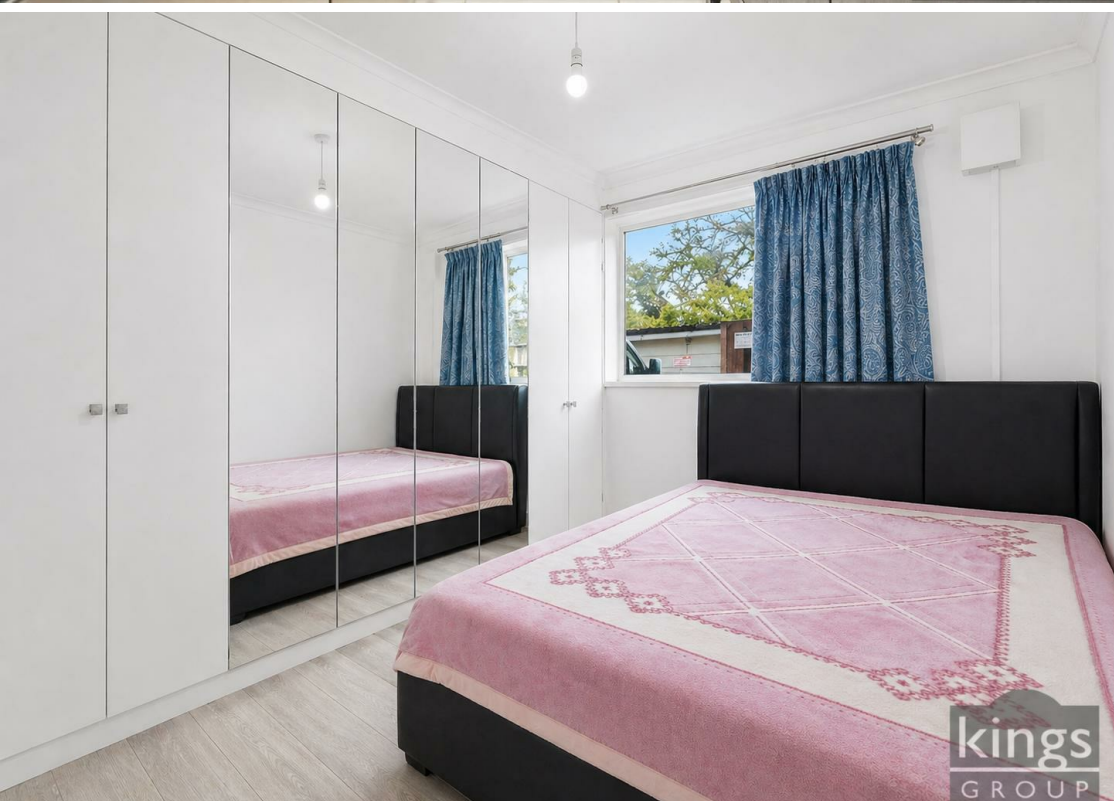
Bridle Close is a well-established residential development in Enfield Lock, ideally located within a 5-minute walk of Enfield Lock station, offering direct rail links into central London. The property is also within a 2-minute walk of local green spaces and a park, adding further lifestyle appeal. Local shops, schools, riverside walks, and excellent road connections via the A10 and M25 are also close by,

making the location particularly convenient for commuters and families alike.

The property has been positioned to reflect current market activity within Bridle Close and the wider Enfield Lock area, offering a highly competitive entry point for buyers seeking a well-located two-bedroom flat with strong long-term value potential.

Leasehold 936 years' unexpired  
 Service charge circa £1400 PA  
 Ground rent £26.25 PA





## Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 45.2 sq. metres (486.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Bridle Close



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