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186 Hertford Road  
Enfield Highway EN3 5AZ  
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Eagle Close, Enfield, EN3 4RS  
Guide Price £315,000

- Nfopp accredited agents & ceMAP mortgage advisors
- Council Band C & EPC Band TBC
- Double glazed windows & Gas fired boiler
- No service charge & low annual ground rent
- Wonderful access into Tottenham Hale & London city

- Potential rental valuation of £1,750 PCM
- Situated on the first-floor
- Well maintained throughout owners' ownership
- Proximity to Ponders End, Southbury & Edmonton Green stations
- Situated in the ever popular Ponders End location

**\*\*GUIDE PRICE £315,000 - £325,000\*\*** **KINGS GROUP** offer in the charming area of Eagle Close, Enfield, this delightful maisonette presenting a perfect blend of comfort and convenience. Spanning an impressive 678 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertainment.

The maisonette boasts two spacious bedrooms, providing ample room for rest and personal space, making it ideal for small families or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

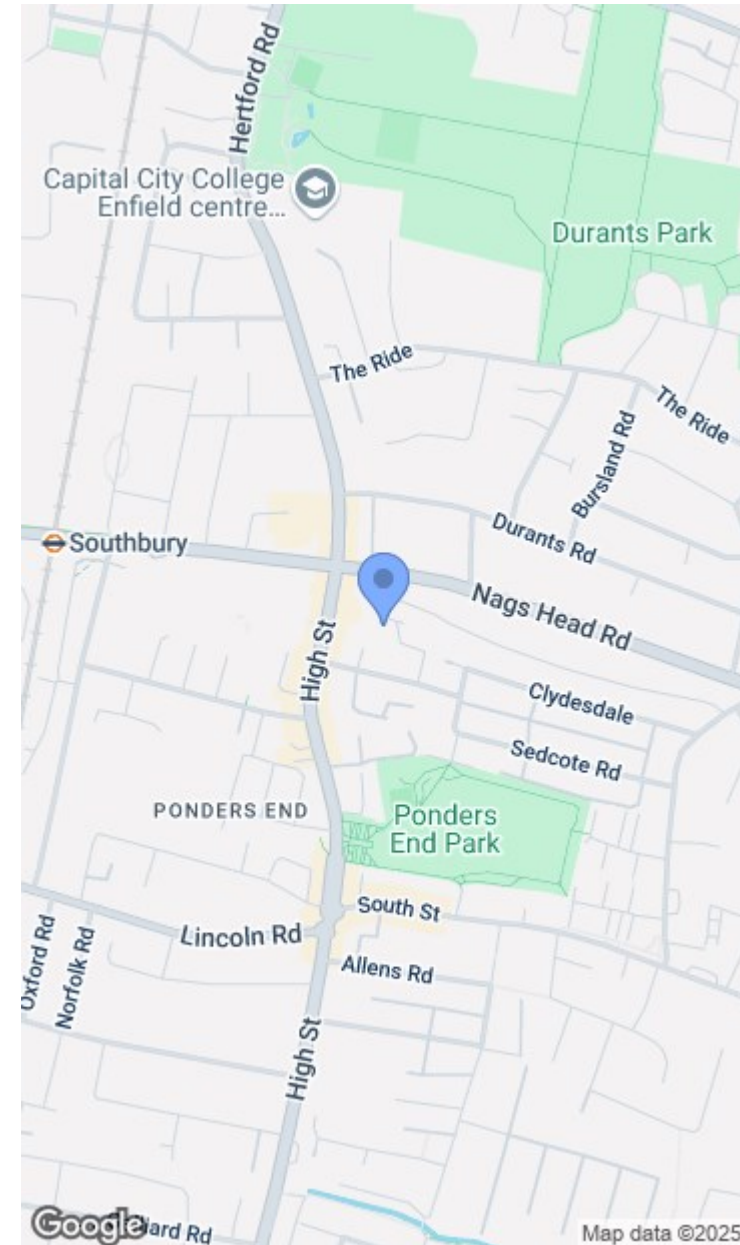
Eagle Close is a desirable location, known for its friendly community and accessibility to local amenities. Residents can enjoy nearby parks, shops, and excellent transport links, making it easy to explore the wider area or commute to central London.

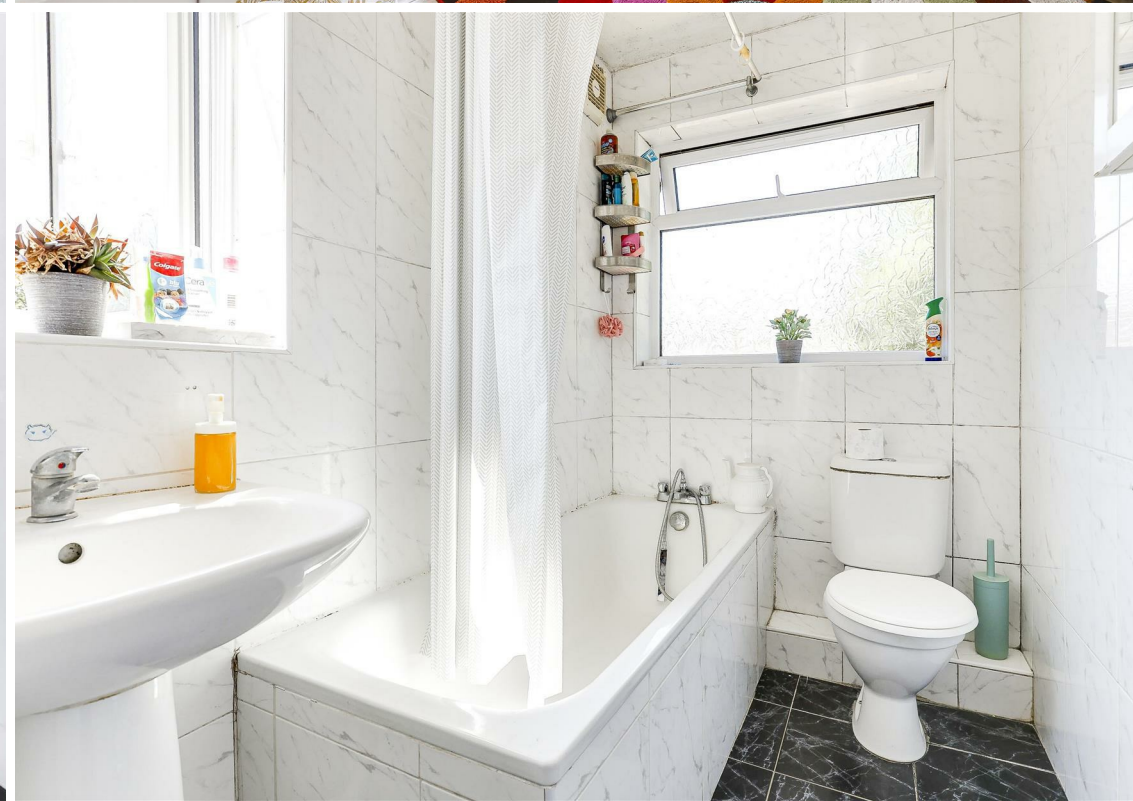
This property presents a wonderful opportunity for those looking to establish a home in a vibrant and welcoming neighbourhood. With its appealing layout and prime location, this maisonette is sure to attract interest from a variety of homebuyers and landlords alike.

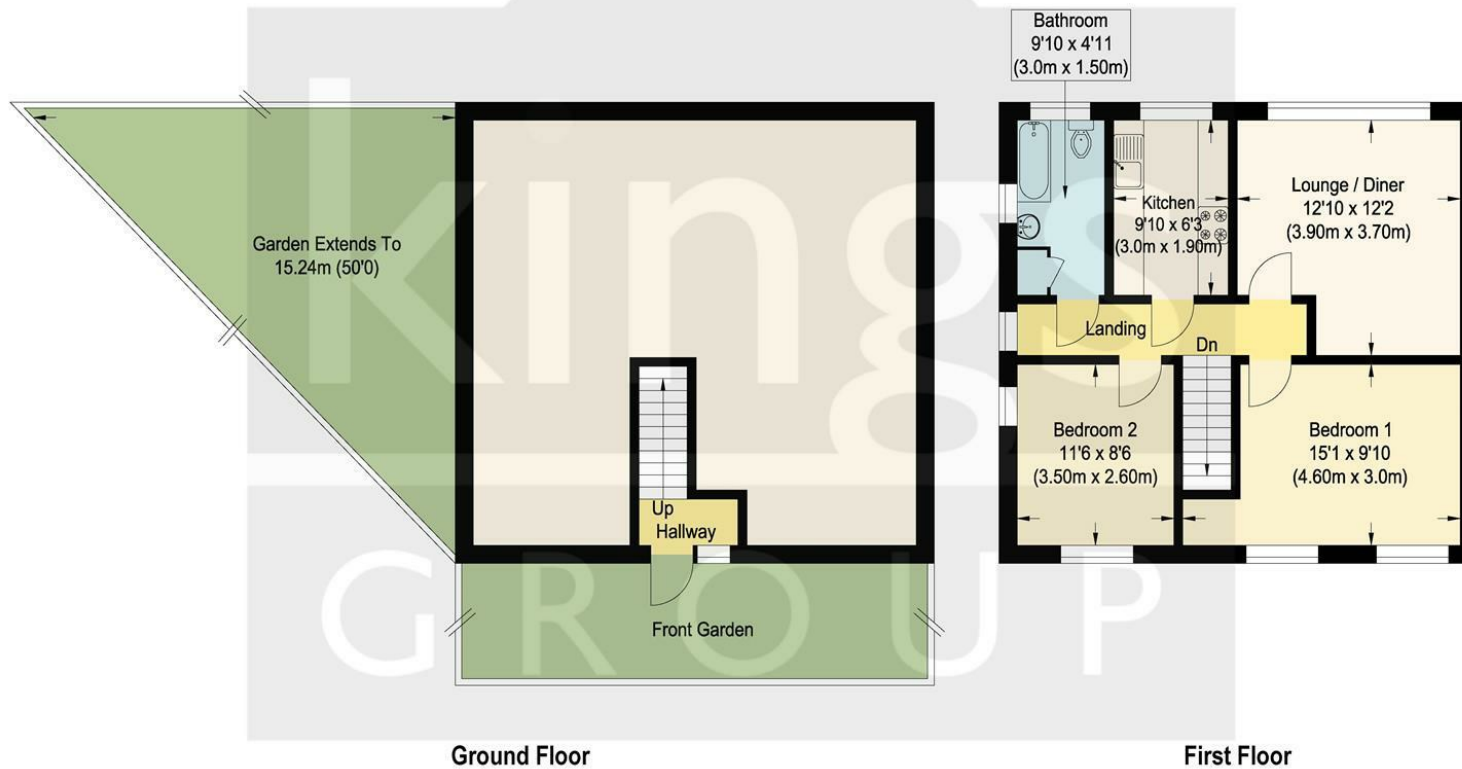
Leasehold Term 931 Years  
 Potential Rental Value £1,750 PCM  
 Service Charge £0 PA  
 Ground Rent £150 PA  
 Council Band B  
 EPC Band TBC

#### 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.







## Eagle Close

Approximate Gross Internal Floor Area : 52.0 sq m / 559.72 sq ft

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

