

kings GROUP

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James Lee Square, Enfield, EN3 6GR

Offers In Excess Of £255,000

- Refurbished listed ground floor apartment in James Lee Square Enfield;
- Large reception room for relaxation and hosting;
- Fully updated contemporary bathroom;
- Close to local shops transport links and parks;
- Proximity to Enfield Lock & Brimsdown train stations; and
- Spacious floor area measuring 534 square feet;
- Two well-sized bedrooms for comfort and privacy;
- New heating system for reliable warmth;
- Rental value estimated at 1800 pounds per month;
- Offered to the market rarely Chain-Free

KINGS GROUP welcome to market this beautifully refurbished Chain-Free Grade 2 listed ground floor apartment located in the desirable James Lee Square in Enfield. The charming property boasts a modern and inviting atmosphere, perfect for those seeking a comfortable living space.

Spanning an impressive 534 square feet, the apartment features a spacious reception room that serves as an ideal area for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and privacy, making it suitable for individuals, couples, or small families.

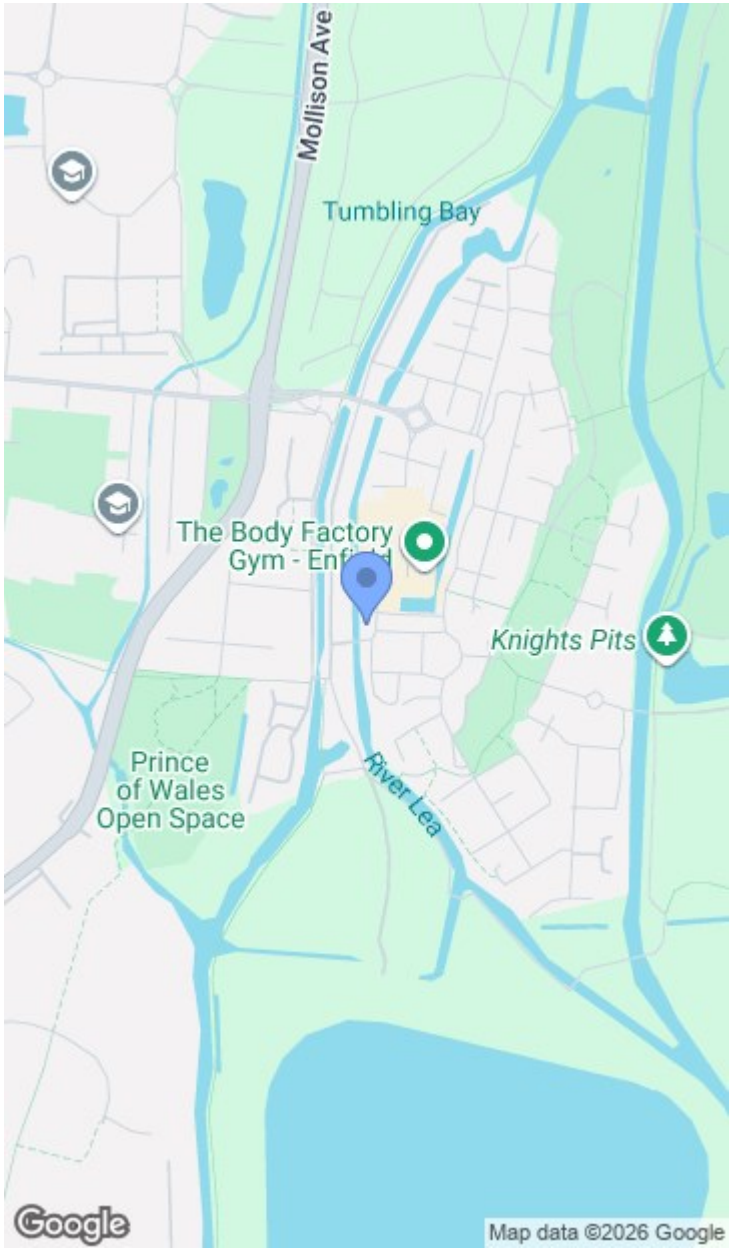
The property has been thoughtfully updated with a brand new kitchen, complete with modern appliances that will delight any home cook. The bathroom has also been fully refurbished, ensuring a fresh and contemporary feel throughout. Additionally, the new heating system promises warmth and comfort during the colder months.

Situated in a convenient location, this apartment offers easy access to local amenities, transport links, and green spaces, making it an excellent choice for those who appreciate both convenience and tranquillity. This property is a true gem, combining modern living with a welcoming atmosphere.

Leasehold Term 160 Years
Potential Rental Value £1,800 PCM
Service Charges inc Building Insurance & Water PA £2,200
Ground Rent PA £100
Council Tax Band C

EPC Rating D

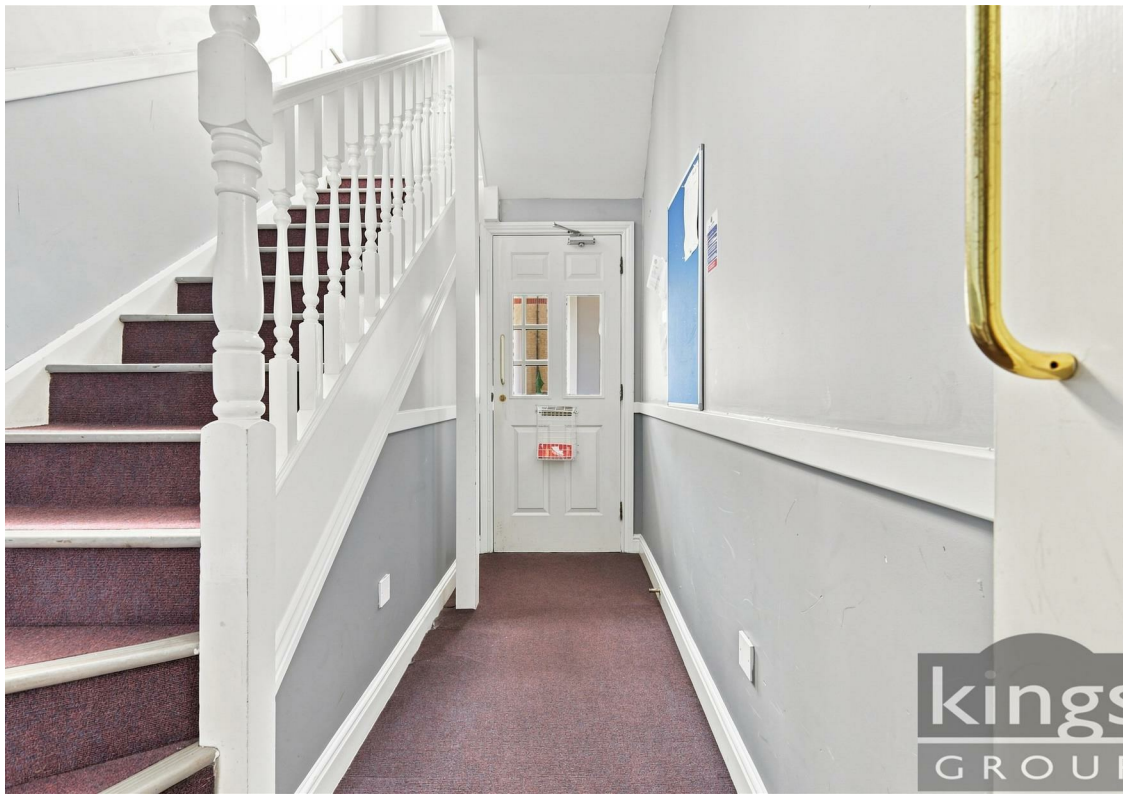
BUYERS INFORMATION
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

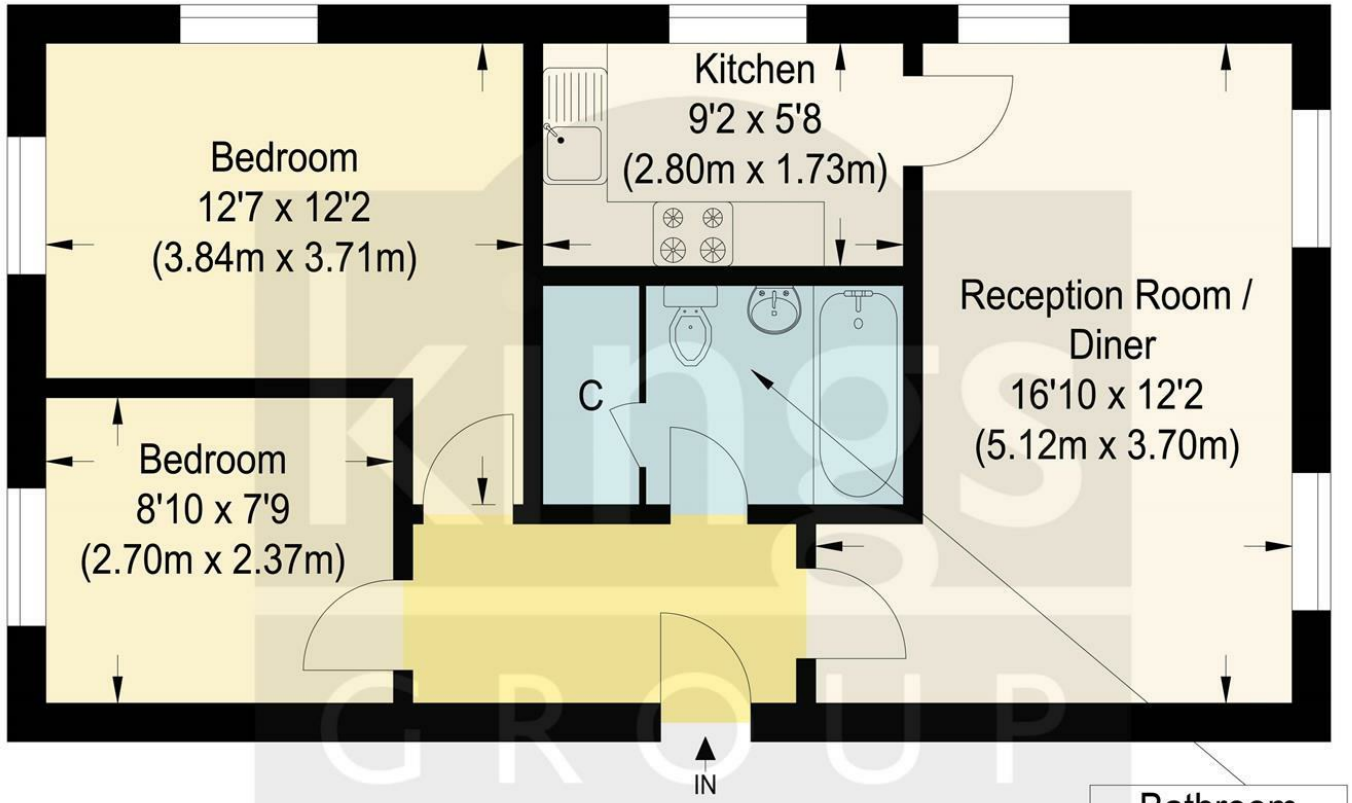












James Lee Square, EN3

Approximate Gross Internal Floor Area : 49.60 sq m / 533.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.