



www.kings-group.net

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

Velocity Way, Enfield, EN3 7GJ
Offers In Excess Of £275,000

- NFOFP accredited agency & ceMAP mortgage advisors
- Potential rental valuation of £1650-£1700 PCM
- Council Tax Band C & EPC Rating C
- Proximity to Enfield Lock, Enfield Town & Turkey Street stations
- Situated on the ground-floor in a desirable development

- Two-bedroom leasehold flat in Enfield London
- Lovely front window views of greenery and nature
- Splendid access into Tottenham Hale, Seven Sisters & London City
- Allocated parking space within a private gated car park
- Wonderfully maintained and presented for the new owners

Guide Price £275,000 - £285,000 KINGS GROUP welcome to market this charming two-bedroom flat located on Velocity Way in Enfield, London. This purpose-built property, constructed in circa 2012, offers a modern living experience with a generous circa 743 square feet of well-maintained space.

As you enter the flat, you will find a welcoming reception room that provides a perfect area for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, offering ample space and comfort for residents. The flat also features a well-appointed bathroom, ensuring convenience for daily living.

Situated on the ground floor, this property benefits from easy access and is part of a private gated estate, providing an added layer of security and peace of mind. The allocated parking space, also gated and accessible via a key fob, is a significant advantage in this bustling area.

With a leasehold of over 110 years, this flat is not only a wonderful home but also a sound investment opportunity. The property is in great condition, making it ready for immediate occupancy. The council tax band is C, and the energy performance certificate (EPC) is also rated C, reflecting its efficiency.

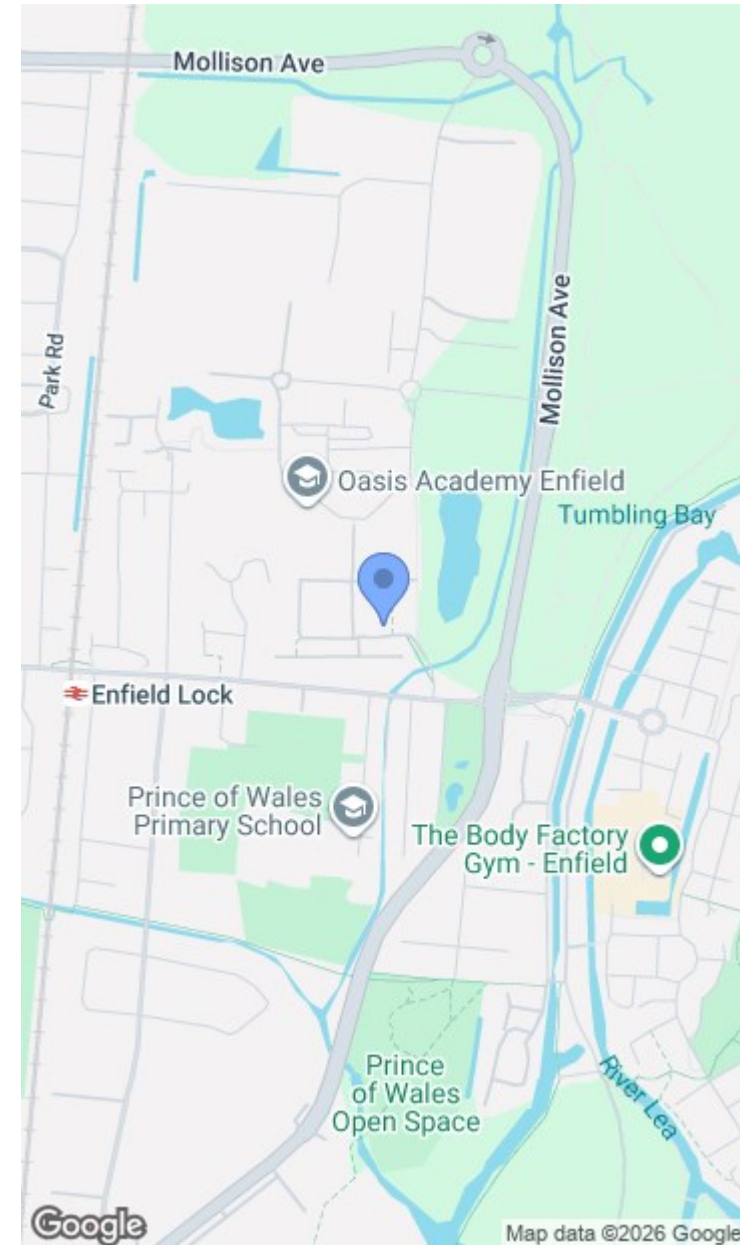
The location is superb, with Enfield Lock, Enfield Town, and Turkey Street train stations nearby, offering excellent transport links to London City.

Leasehold 111 Years
Service Charge PA £1,711.30

Ground Rent PA TBA

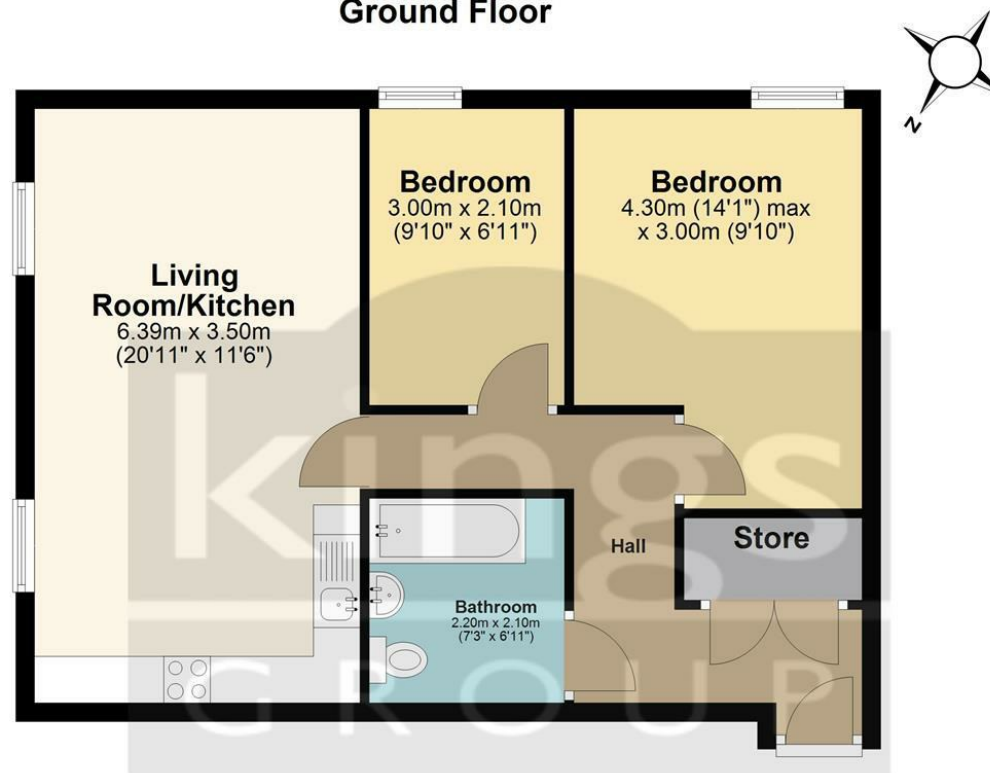
BUYERS INFORMATION

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 ch





Ground Floor



Total area: approx. 56.3 sq. metres (606.0 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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Boas House

