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186 Hertford Road  
Enfield EN3 5AZ  
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Glenloch Road, Enfield, EN3 7HL  
Offers In Excess Of £265,000

- Option to purchase at £280,000 92 years lease or £295,000 with newly extended lease
- Council Tax Band B & EPC Rating C
- Own driveway and section of private rear garden
- Great links and access into Tottenham Hale & London city
- No service charge & £150 ground rent PA or £0 with the extended lease option
- Potential rental value of £1,750 PCM
- Two-bedroom first-floor maisonette
- Gas fired boiler & double glazed windows
- Proximity to Brimsdown, Ponders End & Southbury train stations
- Offered to market with a complete chain

\*\*Offers in excess of £265,000 with the current 92-year lease, or £280,000 to include a lease extension on completion, with no ground rent.\*\*

KINGS GROUP present on the charming Glenloch Road in Enfield, this delightful maisonette offering a perfect blend of comfort and convenience. Built in circa 1953, the property exudes a sense of character while providing modern living spaces suitable for a variety of lifestyles.

Upon entering, you are welcomed into a spacious reception room, ideal for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The layout flows seamlessly into the kitchen, which is well-equipped and functional, making it a joy for any home cook.

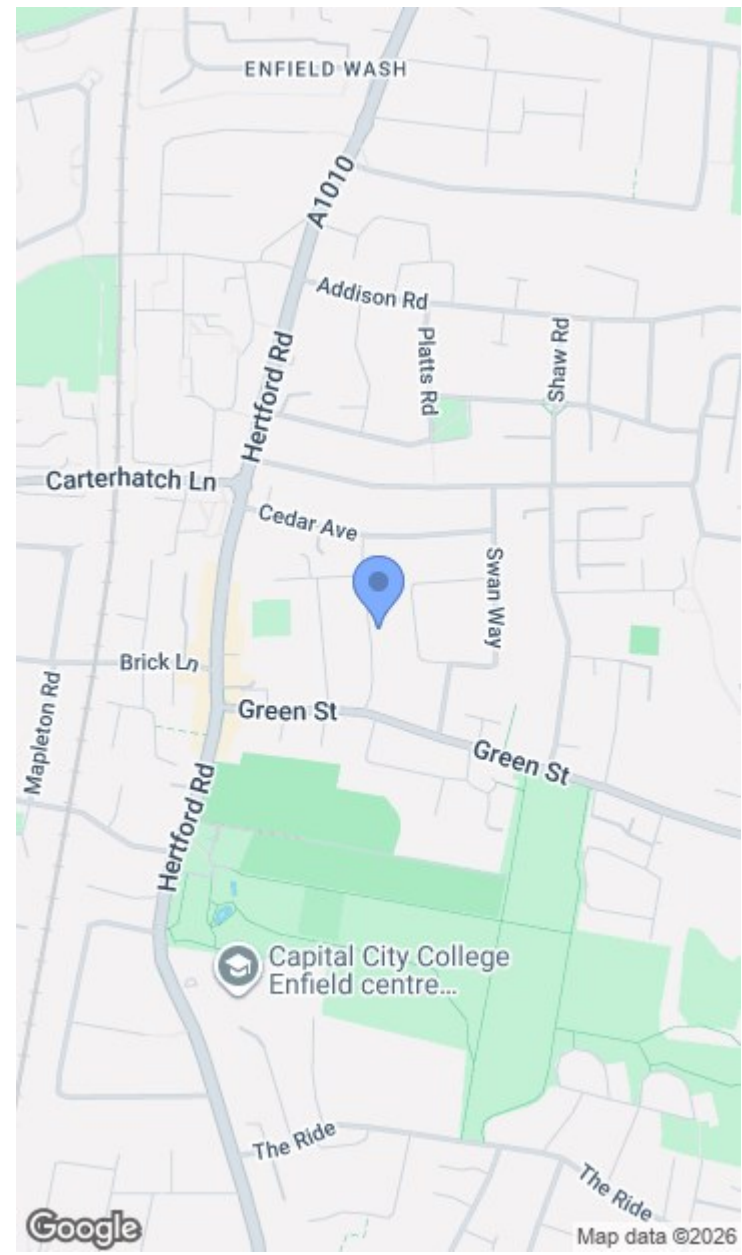
The location on Glenloch Road is particularly appealing, with easy access to local amenities, parks, and transport links, making it an ideal choice for those who appreciate both community and accessibility. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents a wonderful opportunity to own a charming home in a sought-after area.

Leasehold Term 92 Years OR 181 Years' lease  
 Potential Rental Value £1,750 PCM  
 Service Charge £0 PA  
 Ground Rent £150 PA or £0 PA

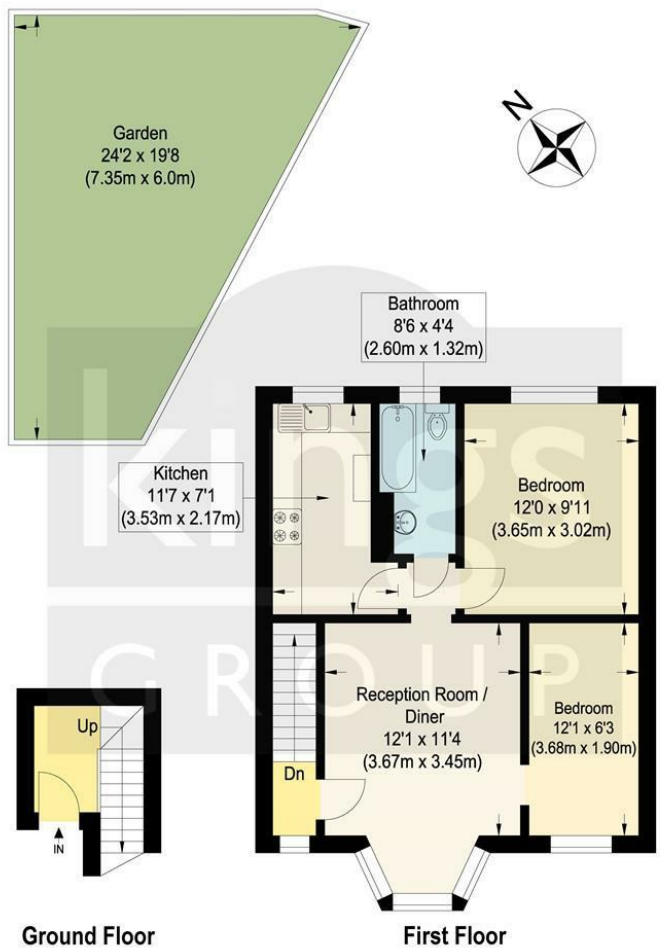
**BUYERS INFORMATION**

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.







Ground Floor

First Floor

**Glenloch Road, EN3**

Approximate Gross Internal Floor Area : 53.0 sq m / 570.48 sq ft

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

