kings GROUP

www.kings-group.net

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

Hertford Road, Enfield, EN3 6TP

Offers In The Region Of £275,000

- NFoPP accredited agency & ceMAP mortgage advisors
- Splendid access into Tottenhale Hale, Seven Sisters & London City
- Council Tax Band C & EPC Rating C
- Closeby to Enfield Town & Enfield Highway shopping centres
- Offered to market chain-free (no related purchase)
- Two-bedroom leasehold flat in Enfield London
- Proximity to Waltham Cross, Enfield Town & Turkey Street stations
- Potential rental valuation of £1650 PCM
- Great access onto the A10/Great Cambridge Road
- New lease upon completion of sale of circa 171 years' unexpired

KINGS GROUP offer on Hertford Road in Enfield, this chain-free charming two-bedroom purpose-built flat presenting a delightful living space, perfect for both first-time buyers and investors alike. Spanning an impressive 797 square feet, this property is situated on the second/top floor, providing a sense of privacy and tranquillity.

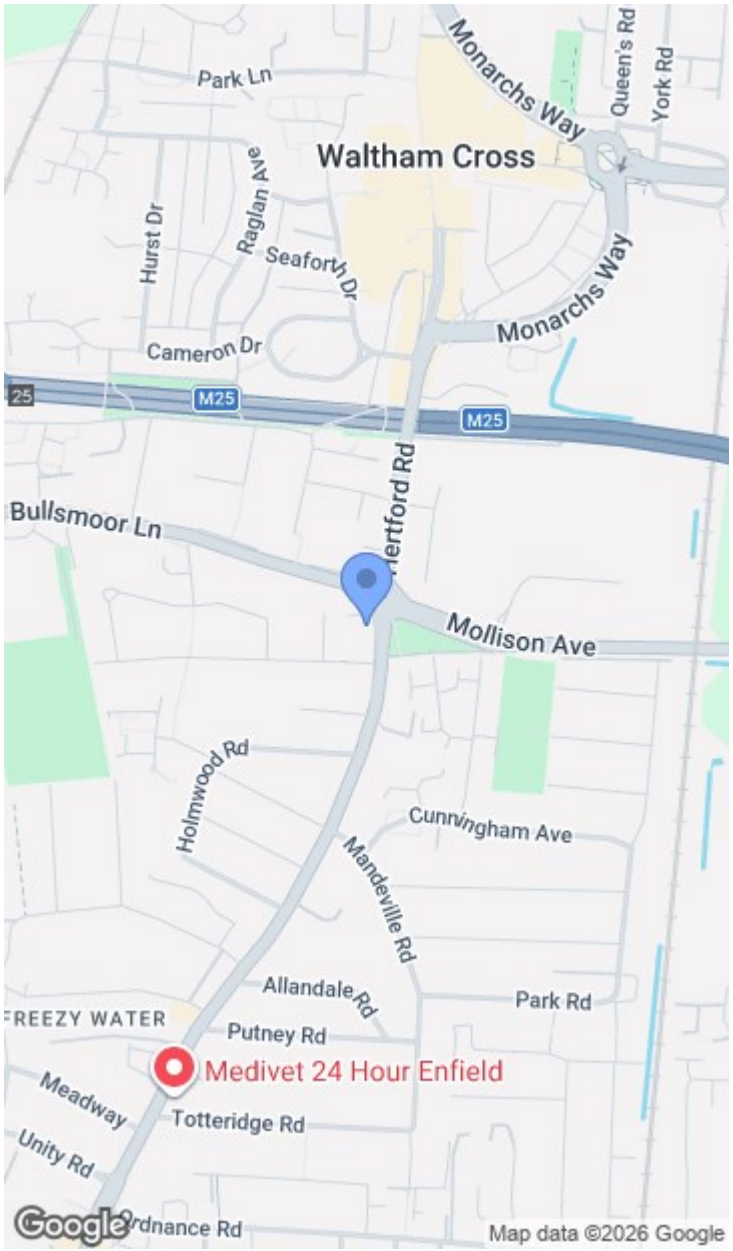
Constructed in 1950, the flat retains a classic appeal while offering modern conveniences. The well-proportioned reception room serves as a welcoming space for relaxation and entertaining, while the two bedrooms provide ample room for rest and personalisation. The flat also features a well-appointed bathroom, ensuring comfort and functionality.

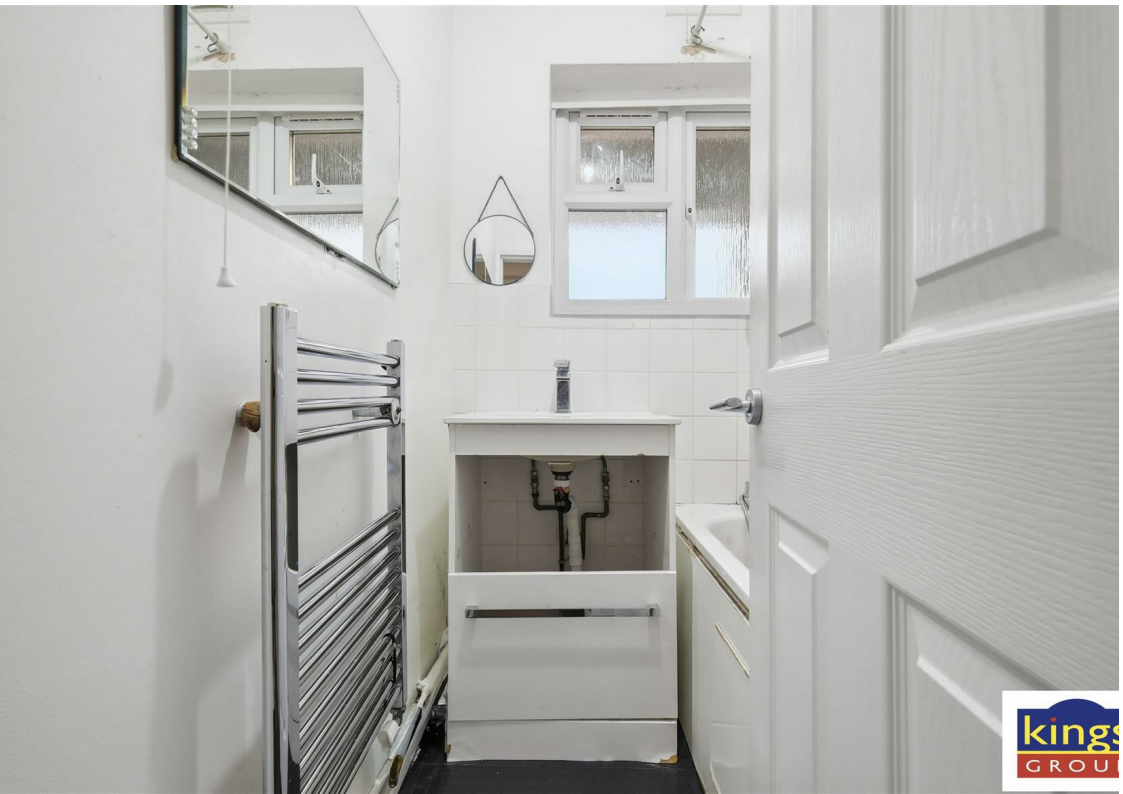
One of the standout features of this property is its excellent access to London City, making it an ideal choice for commuters. Additionally, residents will benefit from street parking and proximity to local amenities, enhancing the convenience of daily living.

With a council band C and an EPC rating of C, this flat is not only appealing but also energy-efficient. It is being sold with vacant possession, allowing for a smooth transition for the new owner. For those considering rental opportunities, the property has the potential to generate a rental income of approximately £1,650 per calendar month.

New lease on completion circa 171 years'
Ground Rent PA circa £10
Service Charges PA circa £1600

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.





Second Floor

Approx. 62.5 sq. metres (673.0 sq. feet)

Total area: approx. 62.5 sq. metres (673.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Hertford Road