



Hertford Road, EN3 5XH
Enfield





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KINGS GROUP offer on Hertford Road in Enfield, this charming two-bedroom maisonette presenting a unique opportunity for both first-time buyers and investors alike. Arranged over two floors, the property features a well-proportioned living space, complete with a bathroom and two toilets, ensuring convenience for residents.

The maisonette boasts a delightful Juliette balcony that overlooks the bustling Hertford Road, allowing for a pleasant view and a touch of outdoor space. With its own private entrance and a front garden, this property provides a sense of independence and privacy that is often sought after in urban living.

While the flat is in need of some upgrading, it is competitively priced, making it an attractive option for those looking to add their personal touch. The potential rental value of £1,750 per calendar month after refurbishment presents a promising opportunity for investors, with a great rental yield and return on investment.

Conveniently located, the property is within easy reach of Enfield Lock, Turkey Street, and Brimsdown stations, providing excellent transport links to London City. This makes it an ideal choice for commuters seeking a balance between suburban tranquillity and city accessibility. Additionally, the property is offered chain-free, simplifying the buying process.

Guide Price £230,000 - £240,000

Unexpired lease term 128 years

Service charge £0

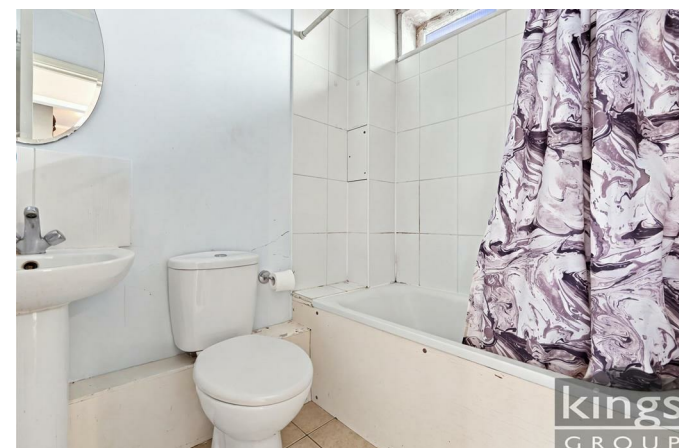
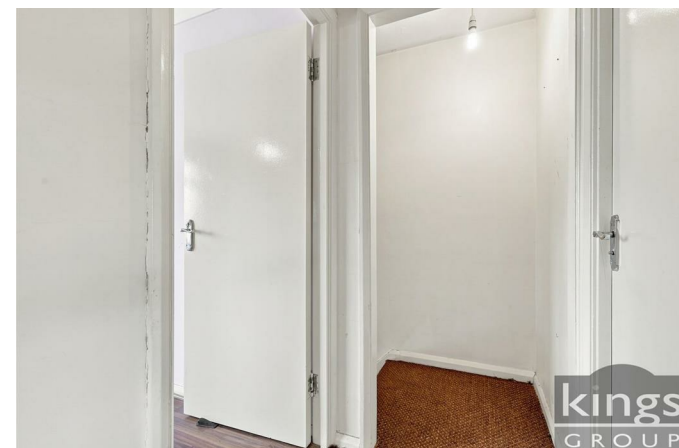
Ground rent £0

BUYERS INFORMATION

Circa £230,000



- **Hassle-free purchase:** Offered completely chain-free, ensuring a smoother and quicker buying process;
- **Commuter friendly:** Provides quick and convenient transit links directly into London City;
- **High rental yield:** Offers a potential rental value of £1,750 per calendar month after refurbishment;
- **Added privacy:** Includes its own private entrance and a front garden for an independent feel;
- **Spacious split-level layout:** Arranged over two floors with well-proportioned living space; and
- **No service charges:** No set monthly or annual service charges due to an ad-hoc service only;
- **Excellent transport links:** Located within easy reach of Enfield Lock, Turkey Street, and Brimsdown stations;
- **Value-add potential:** Competitively priced and in need of some upgrading, allowing buyers to add personal value;
- **Charming outdoor feature:** Boasts a delightful Juliette balcony overlooking the bustling Hertford Road;
- **Ideal for varied buyers:** Perfect opportunity for both first-time buyers and investors



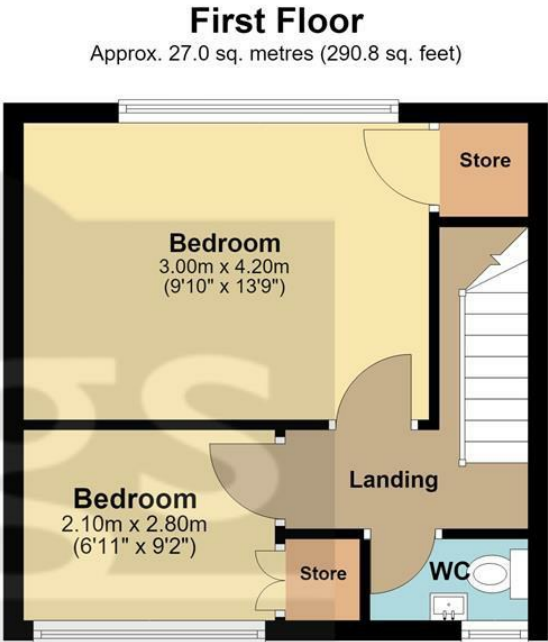
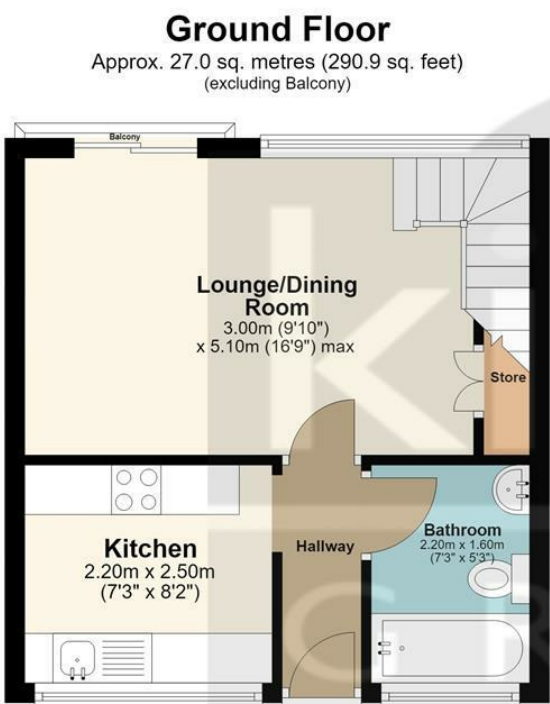
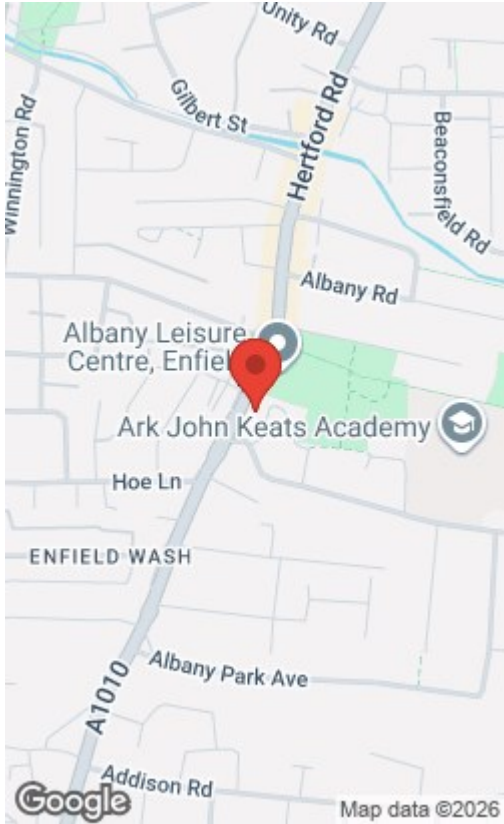






Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 54.0 sq. metres (581.7 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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Plan produced using PlanUp.

Hertford Rd

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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