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Enfield EN3 5AZ  
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**1 Martini Drive, Enfield, EN3 6GT**  
**Offers In Excess Of £265,000**

KINGS GROUP offer to the market situated on Martini Drive in Enfield, this charming 2-bedroom, 2-bathroom property on the second floor offers a picturesque view of the canal from its Juliet balcony. The property boasts communal private parking with secure entry system and is surrounded by fields, perfect for runners, cyclists, and walkers alike.

With a brand new lease upon completion of sale and the service charge paid until next year's demand (1 April 2025), this property offers convenience and peace of mind to its future owners. Priced competitively to attract both buyers and investors swiftly, this home presents a fantastic opportunity in the market. The potential rental income also sits currently at £20,400 PA or £1700 PM.

Conveniently located near a community Tesco, gym, pharmacy, and more, everything you need is just a stone's throw away. Additionally, the proximity to Enfield Lock station, serving Tottenham Hale and Liverpool Street, ensures excellent connectivity for commuters.

Don't miss out on the chance to own this delightful property in a sought-after private estate location with a perfect blend of comfort, convenience, and community.

Lease 165 Years on completion of sale  
Annual Service charge including buildings insurance inc water £1728.10  
Annual Ground rent TBC but likely to be peppercorn  
Annual Private estate/rent charge £300  
Council band D  
EPC Rating C

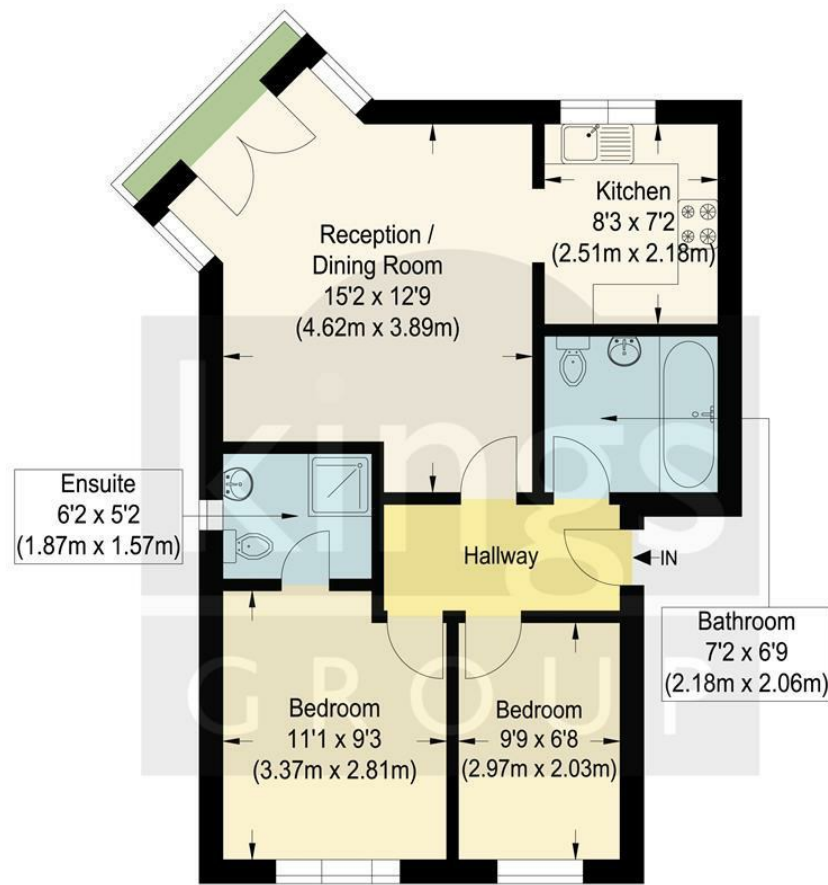


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                   |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |







**Second Floor**

**Greener Court**



Approximate Gross Internal Floor Area : 52.70 sq m / 567.25 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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