



www.kings-group.net

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

Hertford Road, Enfield, EN3 5QT
Offers In Excess Of £220,000

- 2 Bedroom Maisonette
- No Service Charge
- Closeby to Enfield Lock, Turkey Street and Southbury Stations
- Annual Ground Rent of £100
- Council Band B

- Ground Floor with Own Rear Gardens
- Situed just off the Hertford Road/A1010
- Potential Rental Income of £1800 PCM After Refurb
- EPC Rating D
- Chain Free

****Lease Extension Papers Received, Quoted at £40,000, Sold As Seen**** KINGS GROUP offer nestled on Hertford Road in Enfield, this huge potential two-bedroom ground floor maisonette presenting an excellent opportunity for those looking to invest in a property with a large return/yield. While the maisonette is in need of full renovation, it is competitively priced, making it an attractive option for buyers seeking to create their ideal living space.

The property features a welcoming reception room, perfect for relaxation or entertaining guests. The two bedrooms offer ample space for comfortable living, while the bathroom provides essential facilities. With no service charge and a modest ground rent of just £100 per year, this maisonette is not only affordable but also offers a sense of independence.

Conveniently located, the property is close to local amenities, ensuring that everyday necessities are within easy reach. Additionally, it is well-served by transport links, with stations providing direct access to Tottenham Hale and London City, making commuting a breeze.

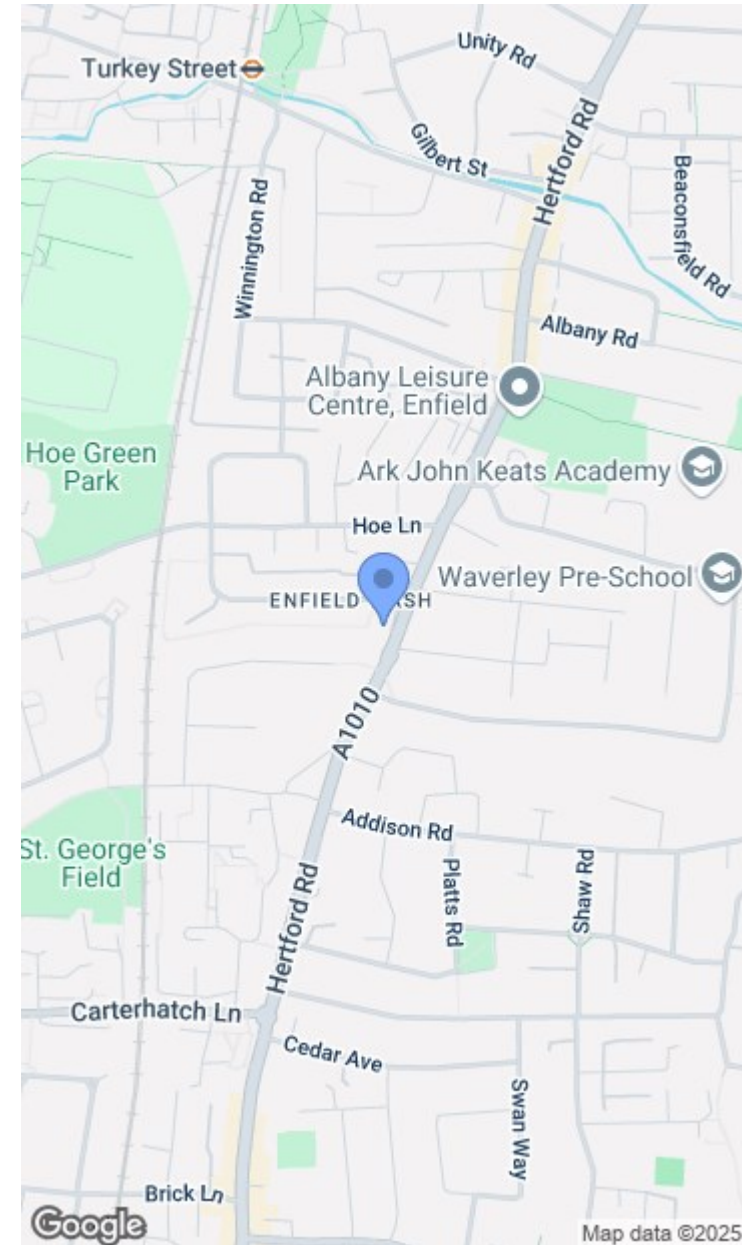
This maisonette is CHAIN-FREE, allowing for a swift and straightforward exchange of contracts. Whether you are a first-time buyer or an investor looking for a project, this property offers a blank canvas to realise your vision.

BUYERS INFORMATION

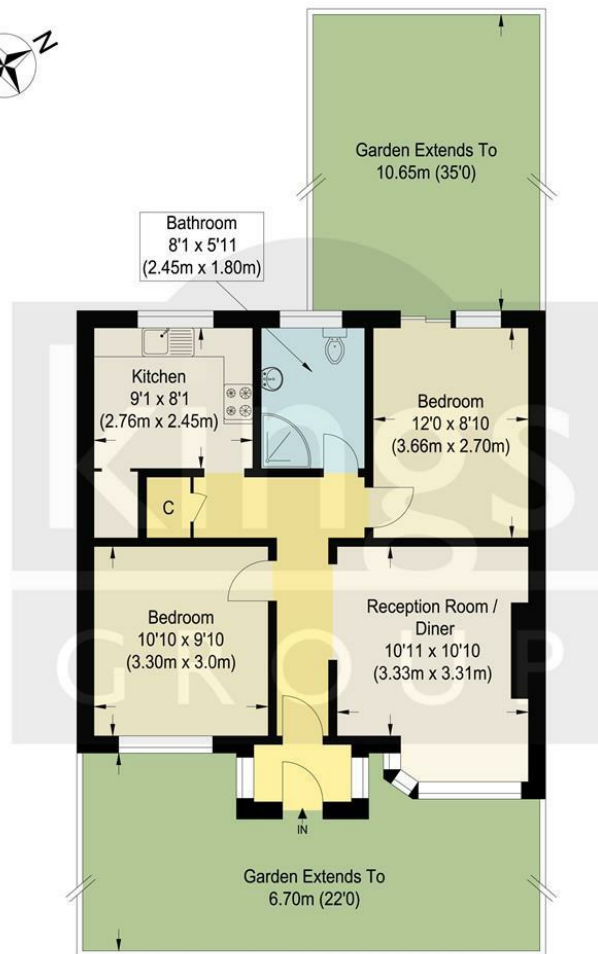
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the

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 £50 plus VAT 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.

Leasehold
 Term 61 years
 Lease extension quote £40,000
 Service Charge PA £0
 Ground Rent PA £100
 Standard Construction
 Low Flood Risk







Hereford Road, EN3

Approximate Gross Internal Floor Area : 57.50 sq m / 618.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

