



SOUTH STREET END



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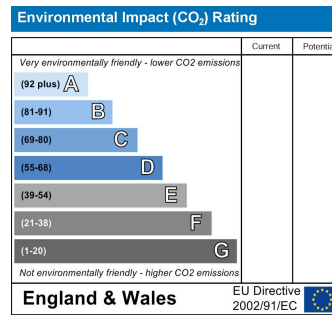
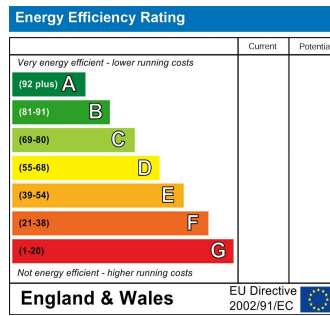
Yeomans Way, Enfield, EN3 5AP
Offers In Excess Of £310,000

KINGS GROUP present Yeomans Way, Enfield - a charming upper maisonette ex-council property that is now available for sale. This delightful property boasts 1 reception room, 3 bedrooms, and 2 bathrooms, making it a sublime buy to let opportunity.

Currently occupied by tenants since 2019, this maisonette offers a great opportunity for landlords to step into a property with reliable tenants already in place. Situated in a convenient location next to Hertford Road amenities, Brimsdown, and Southbury stations, this property provides easy access to transportation links and local facilities.

The maisonette is in good condition and is located in a peaceful cul-de-sac, offering a tranquil environment for residents. With an 84-year lease and low maintenance fees, this property presents a fantastic investment opportunity for those looking to expand their property portfolio.

Leasehold
 Lease 84 years
 Potential rental income £1700 PCM or £20,400 PA
 Service charge including buildings insurance PA £1600
 Ground rent PA £10
 Council Tax Band C
 EPC Band C



GROUND FLOOR
 42.1 sq.m. (453 sq.ft.) approx.



1ST FLOOR
 42.1 sq.m. (453 sq.ft.) approx.



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TOTAL FLOOR AREA: 87.0 sq.m. (936 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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