



www.kings-group.net

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Enfield EN3 5AZ
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Glenloch Road, Enfield, EN3 7HN
Offers In Excess Of £290,000

- A chain-free two-bedroom upper maisonette on Glenloch Road in Enfield offered by Kings Group;
- Recently refurbished property boasting a modern aesthetic while retaining its unique character;
- Tastefully designed bathroom ensuring maximum comfort and daily convenience;
- Driveway providing off-street parking which is a highly valuable asset in this bustling local area;

- Valid Electrical Installation Condition Report (EICR) ensuring total safety and compliance with current property regulations; and

- Excellent opportunity for both first-time buyers and property investors alike;
- Two well-proportioned bedrooms providing ample living space for relaxation and rest;
- Private garden section that is perfect for enjoying the outdoors or hosting social gatherings;
- Double-glazed windows throughout contributing to enhanced energy efficiency and improved sound insulation;
- Close to Brimsdown and Southbury stations offering easy commuting links to London City and major airports

Guide Price £290,000 - £300,000

KINGS GROUP present on the charming Glenloch Road in Enfield, this delightful two-bedroom upper maisonette offering an excellent opportunity for both first-time buyers and investors alike. Recently refurbished, the property boasts a modern aesthetic while retaining its character, making it a welcoming home for any discerning resident.

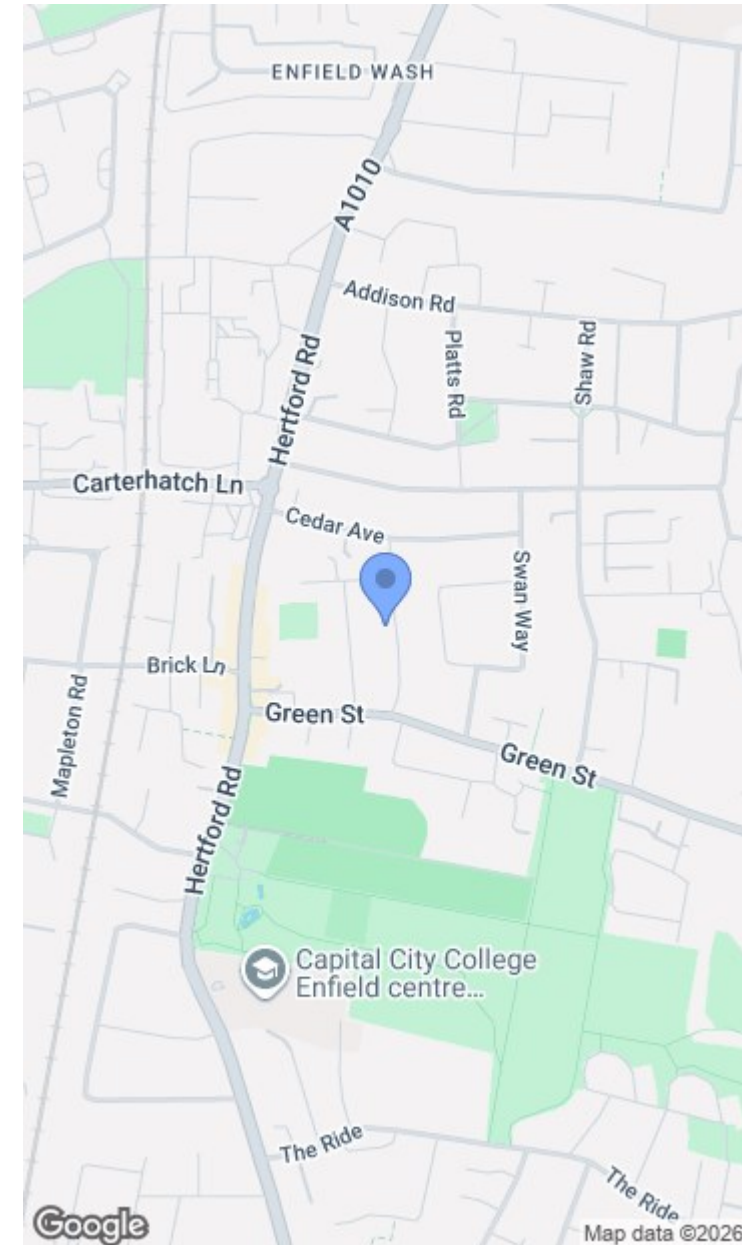
The maisonette features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is tastefully designed, ensuring comfort and convenience. One of the standout features of this property is the private garden section, perfect for enjoying the outdoors or hosting gatherings. Additionally, the driveway offers off-street parking, a valuable asset in this bustling area.

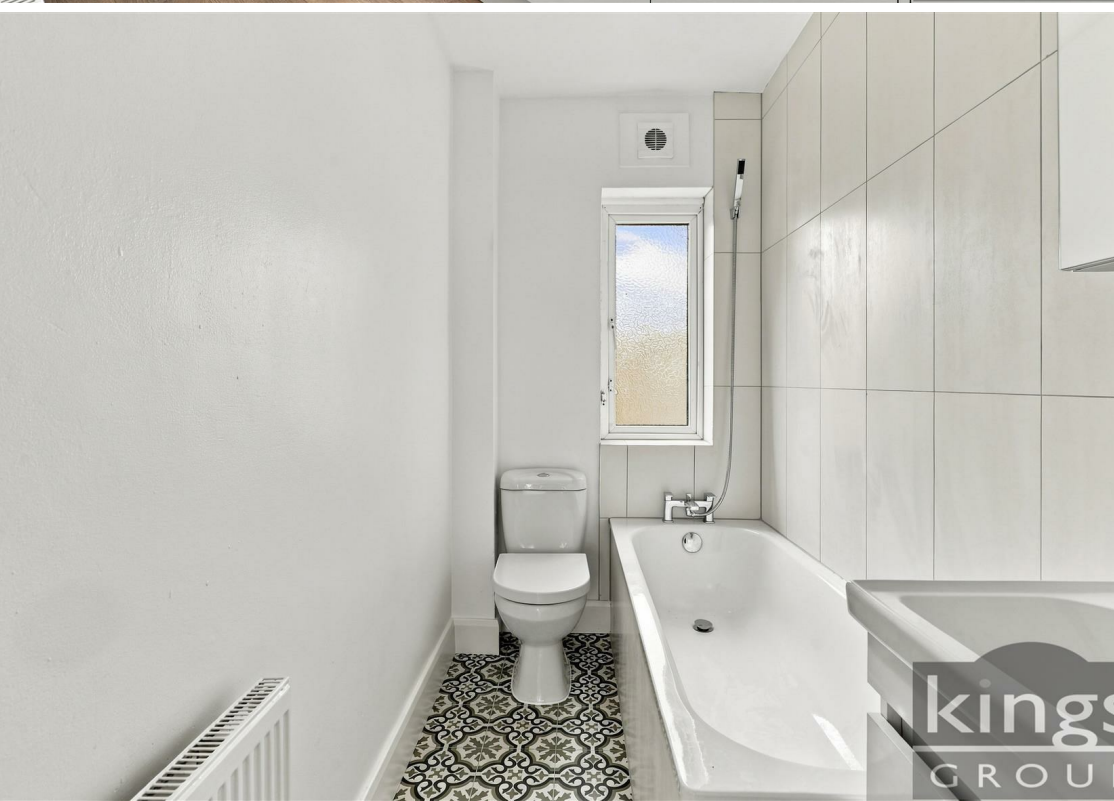
With double-glazed windows throughout, the home benefits from improved energy efficiency and sound insulation, contributing to a peaceful living environment. The property is also equipped with a valid Electrical Installation Condition Report (EICR), ensuring safety and compliance.

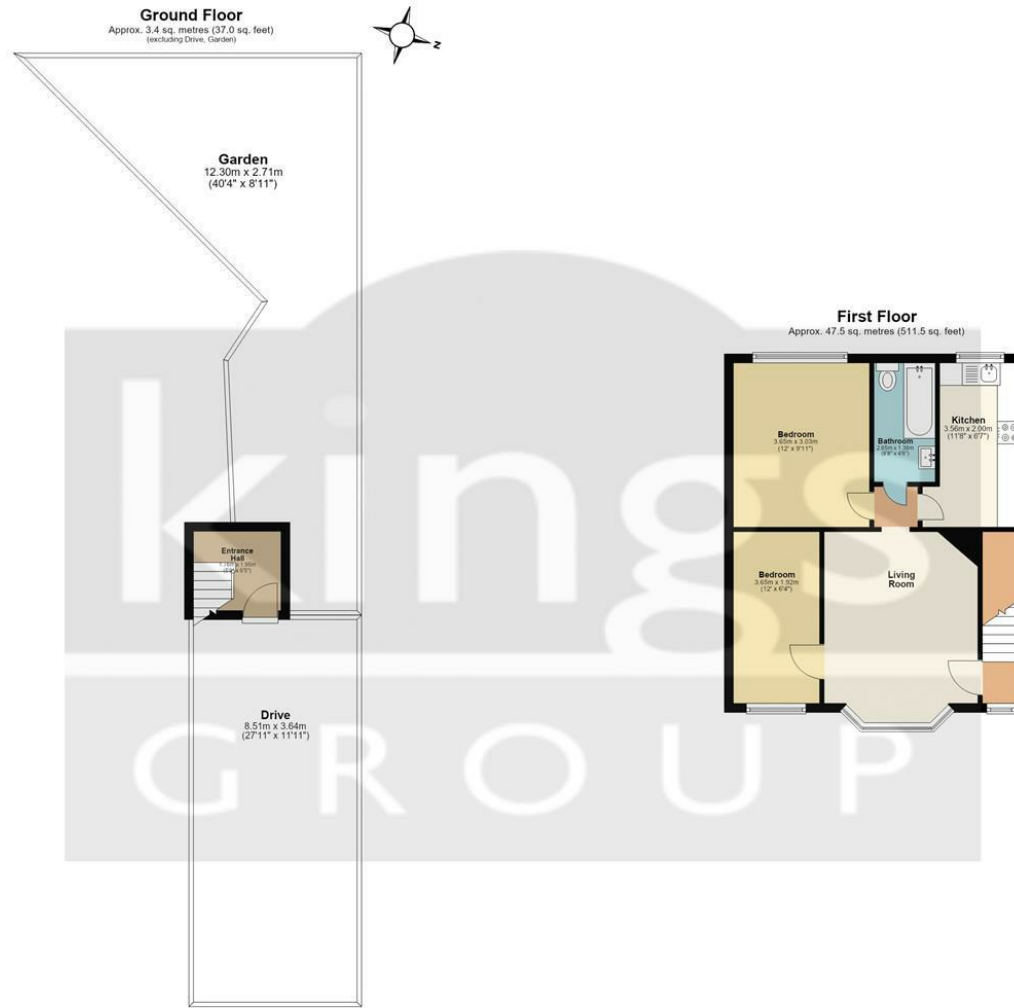
Situated conveniently close to Brimsdown and Southbury stations, residents will find easy access to London City and its airports, making commuting a breeze. The potential rental value of £1,750 to £1,850 per calendar month highlights the investment appeal of this property. Furthermore, it falls within Council Tax Band B and has an Energy Performance Certificate (EPC) rating of Band C, valid until 2036.

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.







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.

40 Glenloch Road, Enfield



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