



Poppy Drive, EN3 4FE
Enfield

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KINGS GROUP offer in the desirable area of Poppy Drive, Enfield, this charming one-bedroom flat presenting a perfect blend of modern living and convenience. Built in 2011, this purpose-built property spans an impressive 506 square feet, providing ample space for comfortable living. Situated on the first floor of a private estate, the flat boasts a delightful outdoor balcony, ideal for enjoying a morning coffee or unwinding after a long day.

The interior features a well-appointed reception room that welcomes natural light, creating a warm and inviting atmosphere. The flat includes a spacious bedroom and a contemporary bathroom, ensuring all your needs are met. With gas central heating and double-glazed windows, you can enjoy a cosy environment year-round. The property is equipped with a sophisticated ventilation system that connects all rooms, complete with a booster button for added comfort.

Security is paramount, with a secure entry system featuring two-way audio and cameras, managed by a reputable service. Additionally, the property comes with a private appointed parking bay, providing convenience for residents and guests alike.

With a potential rental income of £1,400 per calendar month, this flat presents an excellent investment opportunity. Its prime location offers easy access to Southbury and Enfield Town stations, which serve London City, as well as a variety of local amenities. This property is perfect for first-time buyers or investors seeking a modern, secure, and well-located home.

109 Years' Leasehold
Service charge PA £1980
Ground rent PA £100
Council tax band B

Offers In Excess Of £215,000



- Modern One-Bedroom First Floor Apartment (Built 2011)
- Located Within a Sought-After Private Estate on Poppy Drive
- Contemporary Bathroom and Well-Proportioned Double Bedroom
- Advanced Ventilation System with Boost Function Throughout
- Allocated Private Parking Bay Included
- Private Balcony Ideal for Outdoor Relaxation
- Spacious 506 sq ft Layout with Bright Reception Room
- Gas Central Heating & Double Glazing for Year-Round Comfort
- Secure Entry System with Two-Way Audio and CCTV
- Excellent Investment Opportunity with Approx. £1,400 PCM Rental Potential



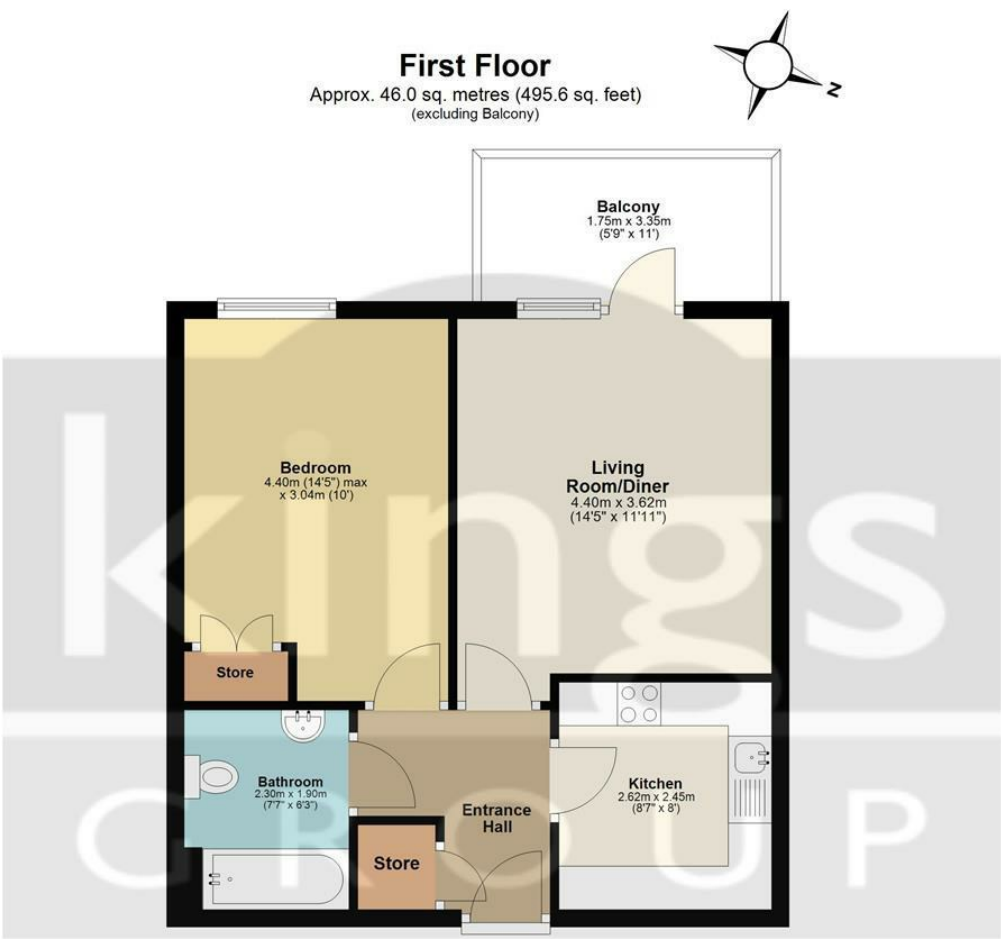
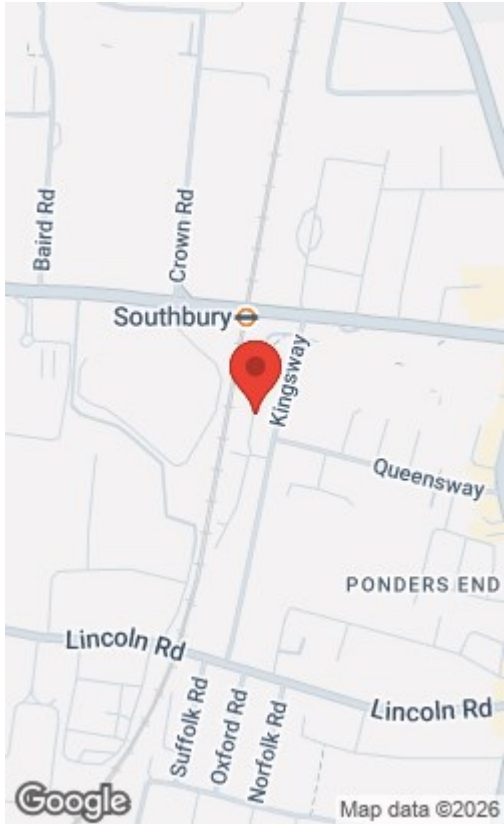


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Total area: approx. 46.0 sq. metres (495.6 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.❏

Poppy Drive

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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