



www.kings-group.net

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

Poppy Drive, Enfield, EN3 4FF
Offers In The Region Of £290,000

- Nfopp accredited agency & ceMAP mortgage advisors
- Two bedroom purpose-built flat
- Underground secure gated car park with allocated bay
- Great access into Seven Sisters & London City
- Ideal first time home purchase or investment purchase

Guide Price £270,000 - £290,000 - KINGS GROUP offer in the desirable area of Poppy Drive, Enfield, this charming purpose-built flat presenting a perfect blend of modern living and convenience. Spanning an impressive 624 square feet, this well-maintained property was constructed in 2010 and is managed by the reputable London and Quadrant housing association.

The flat features two spacious bedrooms, ideal for small families or professionals seeking extra space. The property additionally comes equipped with a brand-new Vailant combination boiler benefiting the new due owners. The single bathroom is well-appointed, ensuring comfort and functionality. The property boasts a welcoming reception room, perfect for relaxation or entertaining guests. A delightful balcony extends the living space outdoors, providing a lovely spot to enjoy fresh air and views.

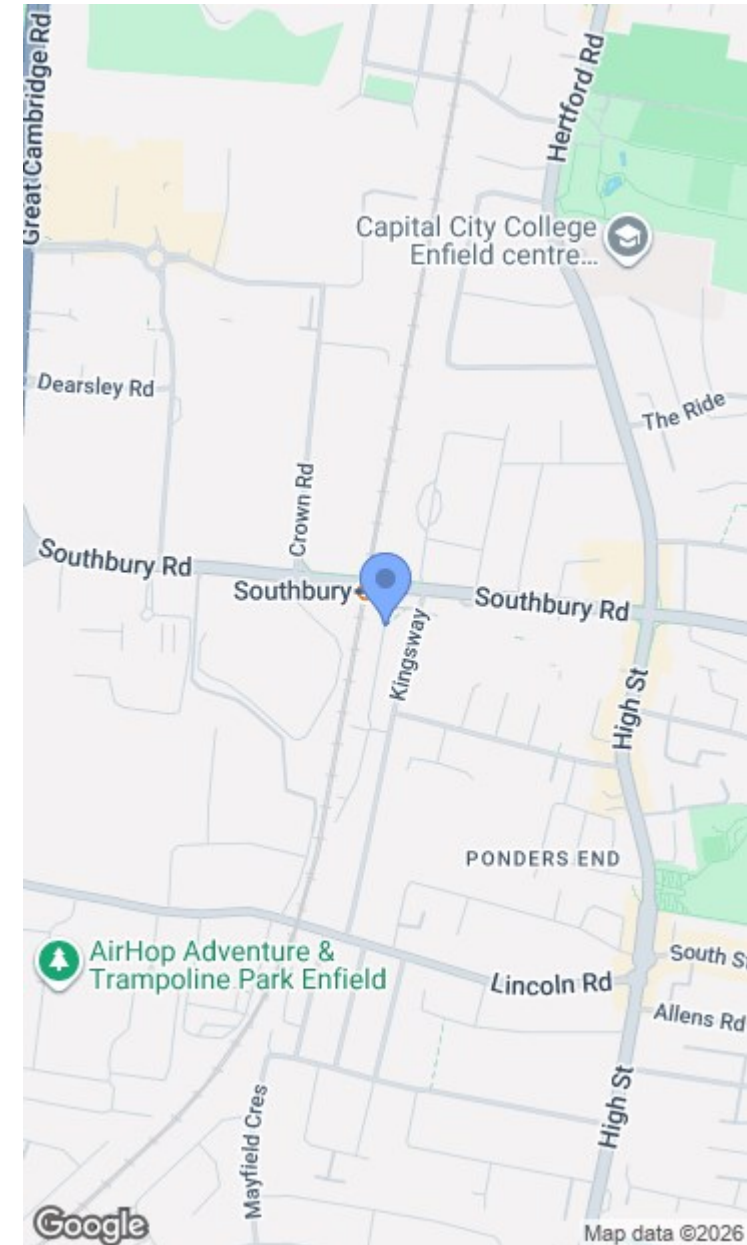
Residents will appreciate the added security of a three-storey building, which is accessed via a secure entry system and monitored by cameras, ensuring peace of mind. The flat also benefits from an allocated underground parking space, accessible with private keys, making it convenient for those with vehicles.

Leasehold Term 110 Years
 Potential Rental Value £1,750 PCM
 Service Charge £1,920 PA
 Ground Rent £150 PA
 Council Band C
 EPC Band B

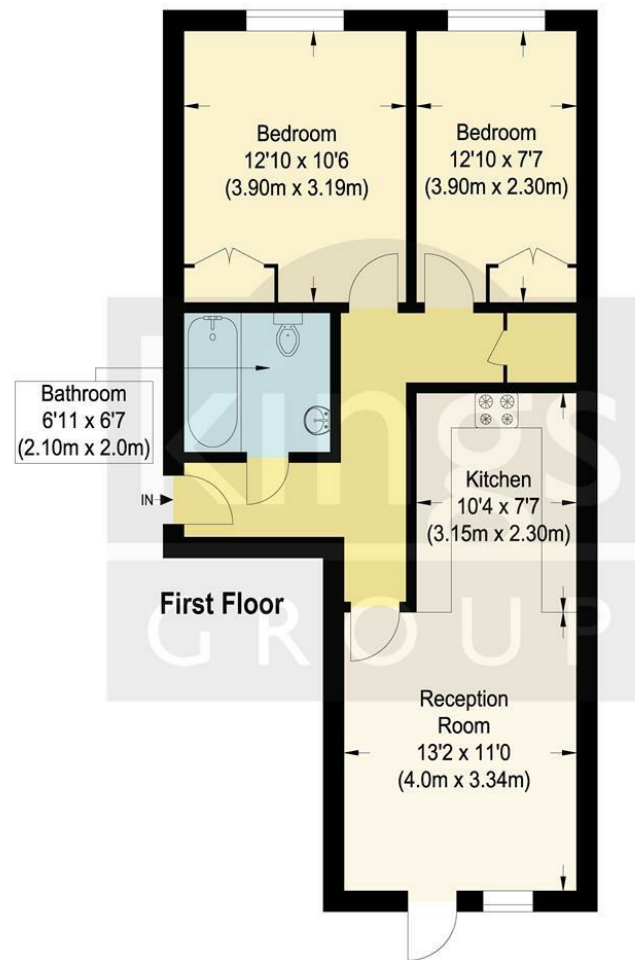
- Council Band C & EPC Band B
- In excess of 100 years' lease remaining
- Proximity to Southbury & Enfield Town stations
- Potential rental valuation of £1,750 PCM
- Comes with outdoor/balcony space

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 £60 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.







First Floor

Poppy Drive

Approximate Gross Internal Floor Area : 58.0 sq m / 624.30 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

