



Poppy Drive, EN3 4FF
Enfield





OUR
FAMILY
is just the
right mix of
chaos & love



Kings
GROUP

Poppy Drive, EN3 4FF

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 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.

Situated close to local stations, this flat offers easy access to London City, making it an ideal choice for commuters. Whether you are looking to buy or rent, this property on Poppy Drive is a wonderful opportunity to enjoy modern living in a vibrant community.

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

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

- 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





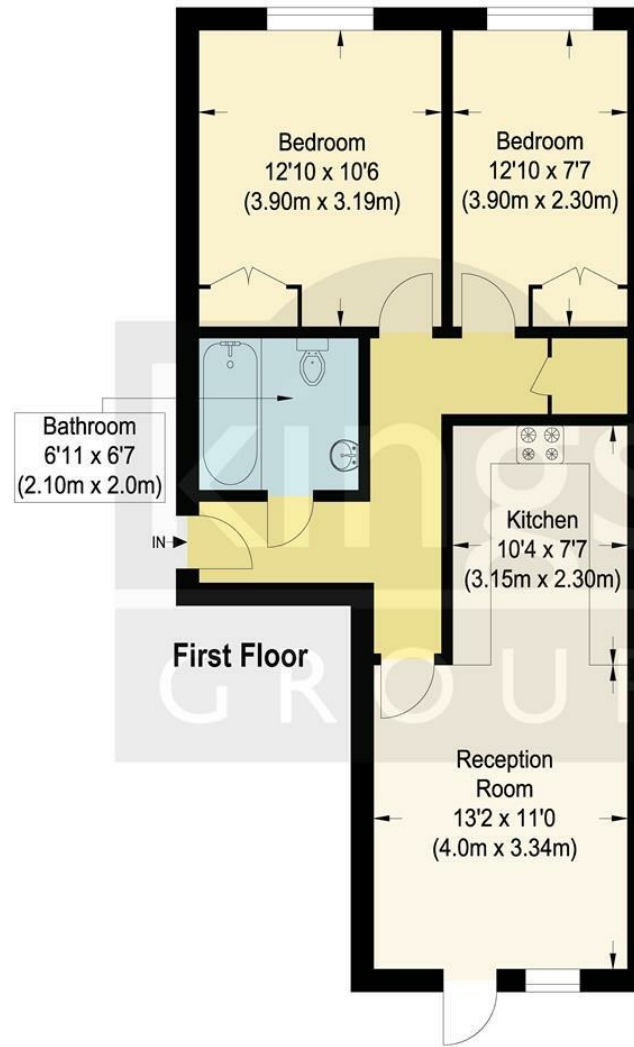
ALL YOU NEED IS LOVE

GROUP





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	



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.

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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