



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Archibald Close, Enfield, EN3 6RL
Offers In The Region Of £275,000

- Perfect Urban-Suburban Balance: Delivers a tranquil, secure community feel while maintaining rapid, direct transit links right into the heart of London.
- Spacious 689 sq. ft. Layout: Well-designed, light-filled second-floor accommodation featuring two comfortable bedrooms and a modern bathroom.
- Excellent Commuter Links: Seamless access to central London via Turkey Street, Waltham Cross, and Enfield Lock stations (serving Liverpool Street and Tottenham Hale).
- Highly Appealing Service Charges: Cost-effective and fair maintenance charges maximize the profitability and affordability of the property.
- Versatile Living Space: The second bedroom provides a perfect flexible setup for a dedicated home office or guest room.

- Ideal for First-Time Buyers: Provides an affordable, low-maintenance entry point into the property market with zero ground rent hassles.
- Extended Lease & £0 Ground Rent: Benefit from long-term peace of mind and significantly reduced ongoing ownership costs
- Strong Investment Returns: Projected rental income of up to £1,800 PCM delivers a highly attractive gross yield for buy-to-let landlords.
- Safe & Convenient Amenities: Equipped with a secure entry system and ample parking in a peaceful suburban setting.
- Turn-Key Condition: Presented in great condition, offering an effortless, ready-to-move-in opportunity for new owners or tenants.

KINGS GROUP welcome to this charming two-bedroom flat located on Archibald Close in Enfield. Spanning an impressive 689 square feet, this second-floor residence boasts a newly extended lease, ensuring peace of mind with no ground rent. The flat is presented in good condition, making it an ideal choice for both first-time buyers and investors alike.

As you enter, you will appreciate the well-designed layout that maximises space and light. The property features two comfortable bedrooms, perfect for relaxation or as a home office. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this flat is its excellent transport links. With easy access to Tottenham Hale and Liverpool Street via Turkey Street, Waltham Cross, and Enfield Lock stations, commuting to central London is a breeze. This makes it an attractive option for professionals seeking a balance between city life and suburban tranquillity.

Residents will benefit from secure entry systems and ample parking, ensuring both safety and convenience. The service charges are more than fair, adding to the overall appeal of this property.

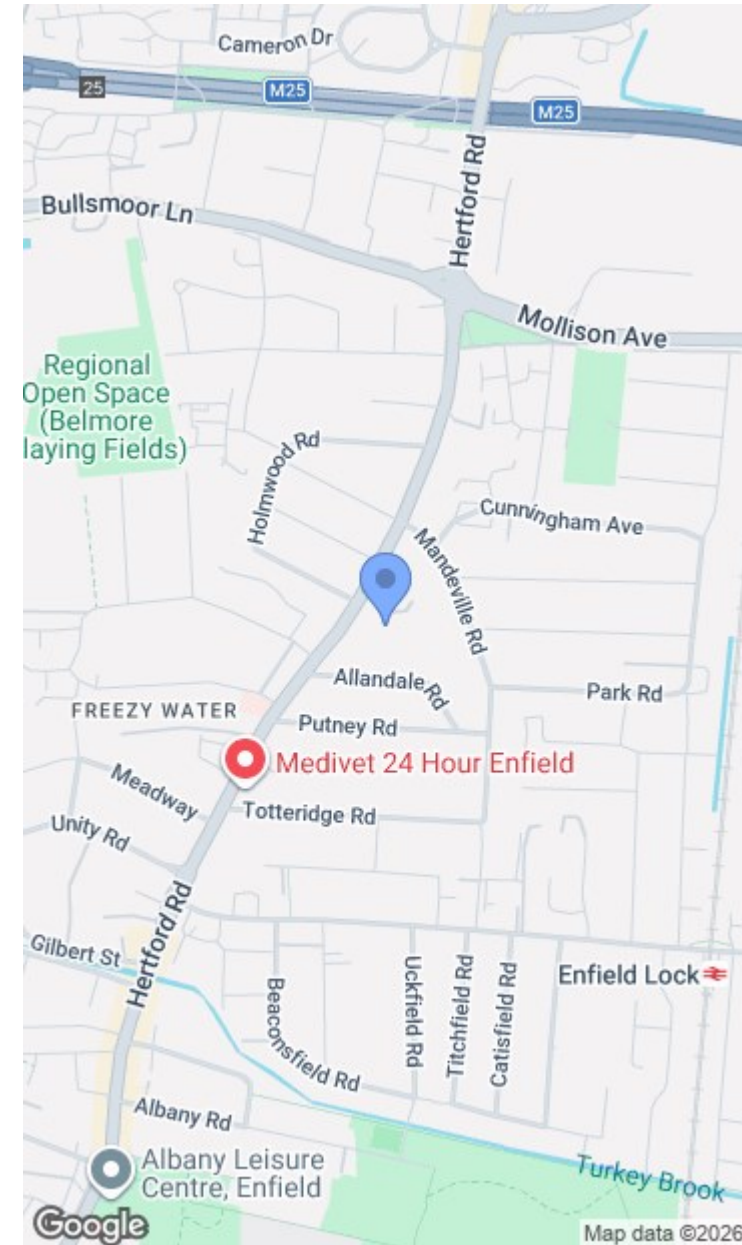
Leasehold 170 years
Service charge circa PA £1400
Ground rent PA £0
Council Tax Band C
EPC Rating C

BUYERS INFORMATION

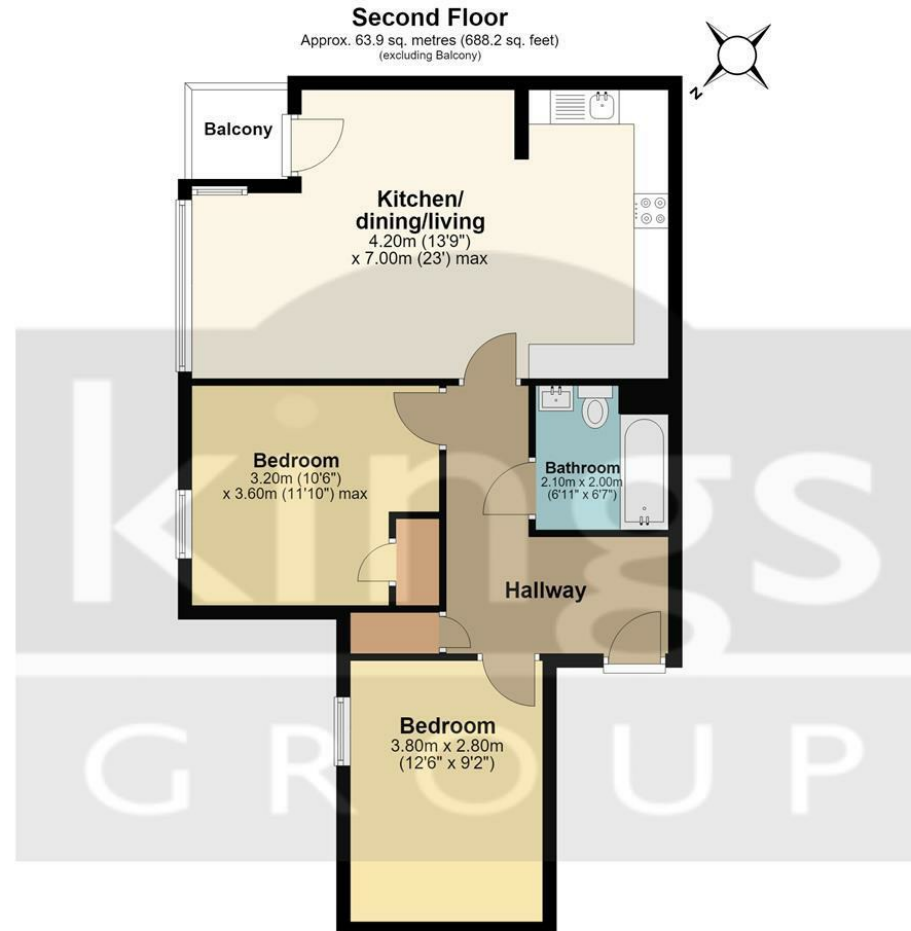
In accordance with the Money Laundering Regulations 2019, we are required to verify the identity of all prospective purchasers before a sale can proceed.

To facilitate this process, we work with Simplify, an independent third-party provider, who will contact you directly to complete the necessary identity verification. Each Purchaser will be required to provide their full name, date of birth, and current residential address.

A fee of £54 per transaction (NOT per buyer) is payable directly to Simplify for this service. Please note that we are unable to issue the Memorandum of Sale until the checks are complete







Total area: approx. 63.9 sq. metres (688.2 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.

Archibald Close



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