

Rotherfield Road, EN3 6AL
Enfield

kings GROUP



Rotherfield Road, EN3 6AL

KINGS GROUP offer on Rotherfield Road in Enfield, this charming top-floor maisonette presenting a delightful living space of 568 square feet. With one well-proportioned bedroom and a comfortable reception room, this property is perfect for individuals or couples seeking a cosy home. The maisonette is presented in good condition, ensuring a welcoming atmosphere from the moment you step inside.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase. The maisonette falls under council band B, making it an attractive option for those mindful of council tax expenses. Additionally, the energy performance certificate (EPC) rating of D indicates reasonable energy efficiency, which can help keep utility costs manageable.

For those considering rental opportunities, the potential rental value ranges from £1,450 to £1,550 per calendar month, making it a sound investment. The property benefits from street parking that is permit-free, providing convenience for residents and visitors alike.

Conveniently situated near Enfield Lock, Brimsdown, and Turkey Street stations, offering excellent transport links to London City and nearby airports. This accessibility makes it an ideal choice for commuters.

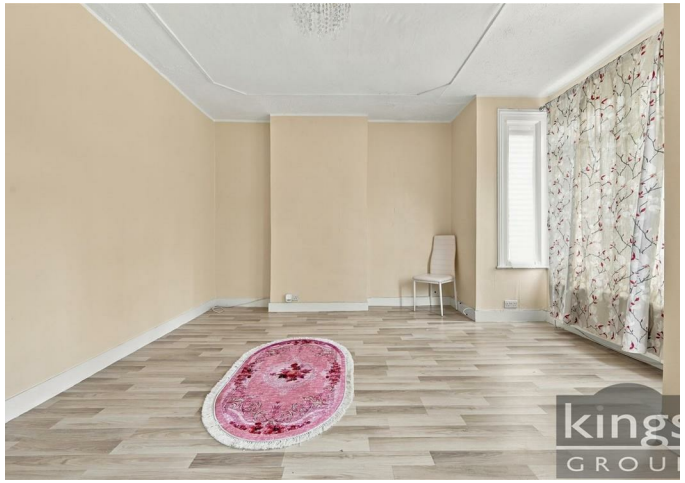
With no service charge and a modest ground rent of only £200, this maisonette presents an appealing option for both first-time buyers and investors.

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,

Offers In Excess Of £255,000









- Charming top-floor maisonette located on Rotherfield Road in Enfield;
- Comprises one well-proportioned bedroom and a comfortable reception room;
- Generous living space spanning 568 square feet;
- Holds a energy performance certificate rating of D for manageable utility costs;
- Benefits from permit-free street parking for residents and visitors alike; and
- Offered with a chain-free status to enable a smooth and hassle-free purchase;
- Presented in good condition throughout to ensure a welcoming atmosphere;
- Falls under council tax band B making it highly cost-effective for residents;
- Expected potential rental value ranges from £1,450 to £1,550 per calendar month;
- Conveniently close to Enfield Lock, Brimsdown, and Turkey Street stations





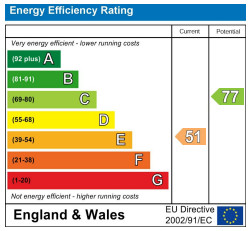


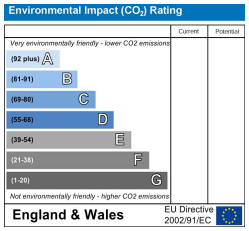

kings
GROUP

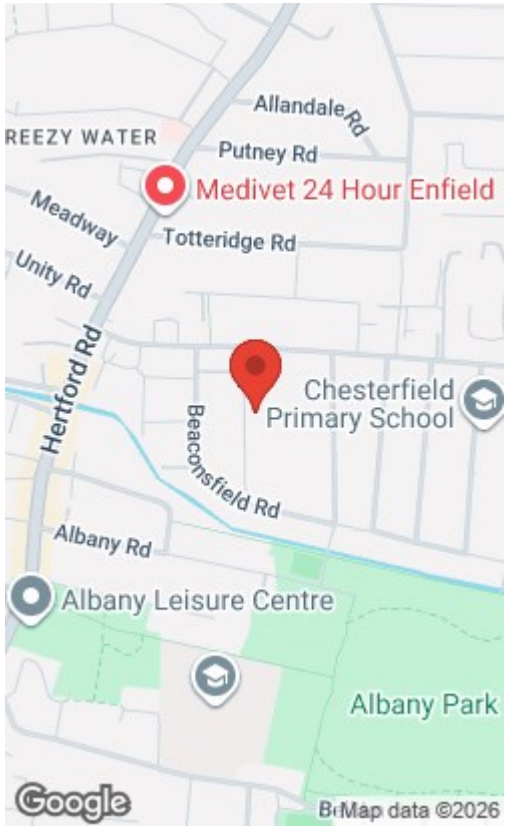














Total area: approx. 52.8 sq. metres (567.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Rotherfield Rd

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.

186 Hertford Road, Enfield, London, EN3 5AZ
T: 020 8805 5959
E:
www.kings-group.net