kings GROUP

**www.kings-group.net**

186 Hertford Road
Enfield EN3 5AZ
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**Scotland Green Road, Enfield, EN3 4SF**

**Offers In Excess Of £190,000**

- NFoPP accredited agency & ceMAP mortgage advisors
- Proximity to Ponders End, Southbury & Enfield Town stations
- Potential rental valuation of £1,300 PCM
- Situated on the ground-floor and parking space included
- Recently decorated and ready to move into
- One-bedroom property/flat in Enfield London
- Great access into Tottenham Hale, Seven Sisters, and London City
- Council Tax Band B & EPC Rating C
- Double glazed windows and electric heating
- Offered to market chain-free

KINGS GROUP offer on Scotland Green Road in Enfield, this charming one-bedroom purpose-built flat presenting a delightful living space for first-time buyers and landlords alike. Spanning an area of 442 square feet, this ground-floor flat features a well-proportioned reception room, a comfortable bedroom, and a modern bathroom, making it an ideal choice for those seeking convenience and comfort.

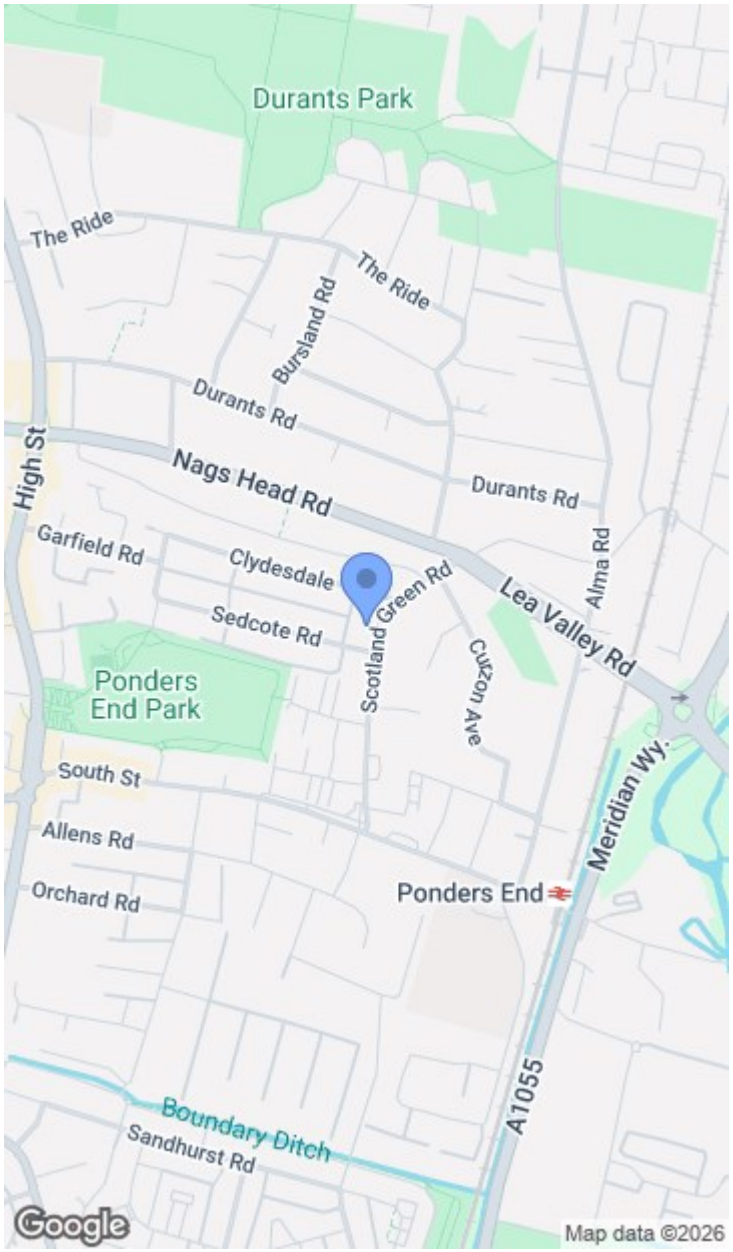
The property benefits from double-glazed windows, ensuring a warm and quiet environment, while electric heating provides efficient warmth during the cooler months. Additionally, the flat comes with the advantage of allocated parking, a valuable asset in this bustling area.

Situated close to both Enfield Ponders End and Southbury train stations, residents will enjoy excellent transport links to Tottenham Hale, Seven Sisters, and London City, making commuting a breeze. The location is perfect for those who appreciate easy access to the vibrant city life while still enjoying the tranquillity of suburban living.

With an Energy Performance Certificate (EPC) rating of band C and a council tax band of B, this property is not only energy-efficient but also affordable in terms of ongoing costs. The potential rental income of £1,300 per calendar month further enhances its appeal as a sound investment opportunity.

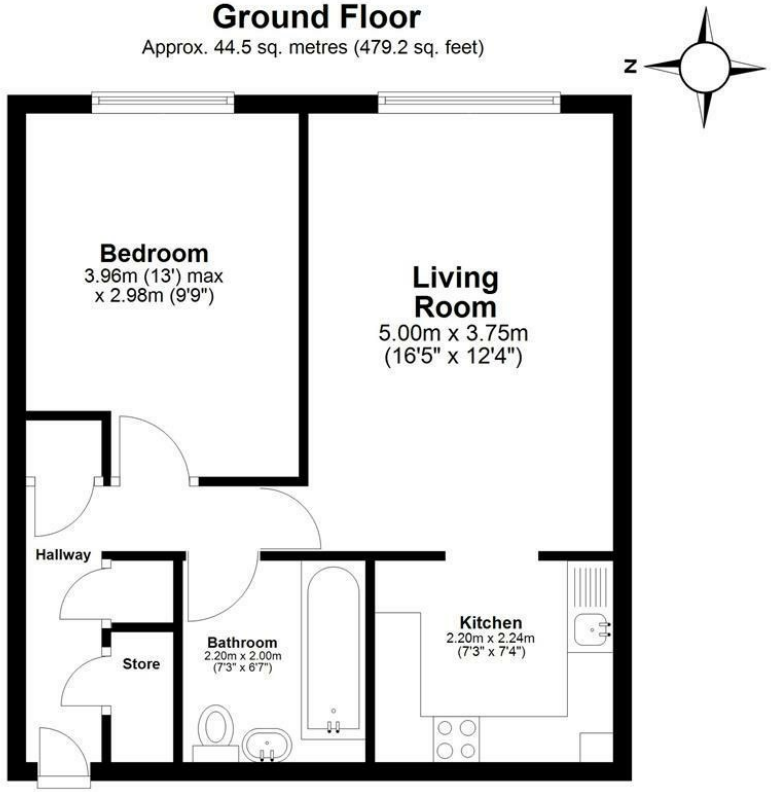
Leasehold 91 Years' unexpired
Service Charge PA £1,757.37
Ground Rent PA £80

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.



# Ground Floor

Approx. 44.5 sq. metres (479.2 sq. feet)




Total area: approx. 44.5 sq. metres (479.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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## Keats Close