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

Eden Close, Enfield, EN3 6WN  
Offers In The Region Of £220,000

- NFOPP accredited agency & ceMAP mrotgage advisors
- Potential rental income of £1650-£1750 PCM
- Situated on the ground-floor of the building
- Great access into Tottenham Hale, Seven Sisters & London City
- Priced accordingly/competitively to sell

KINGS GROUP offer in the serene surroundings of Eden Close, Enfield, this charming ground floor flat presenting a delightful blend of comfort and convenience. Spanning 638 square feet, the property features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for couples, small families, or investors seeking a lucrative rental opportunity.

Built in circa 2000, this flat is situated within a private estate, ensuring a peaceful living environment. The property boasts a lease of 72 years, providing ample time for future enjoyment or investment. Residents will appreciate the communal car park, which adds to the convenience of living in this lovely community.

One of the standout features of this flat is its picturesque location, surrounded by lush fields, tranquil rivers, and scenic canal walks. This natural beauty offers a perfect escape from the hustle and bustle of city life, while still providing excellent transport links. The nearby Enfield Lock and Turkey Street train stations offer great access to Tottenham Hale, Seven Sisters, and the heart of London, making commuting a breeze.

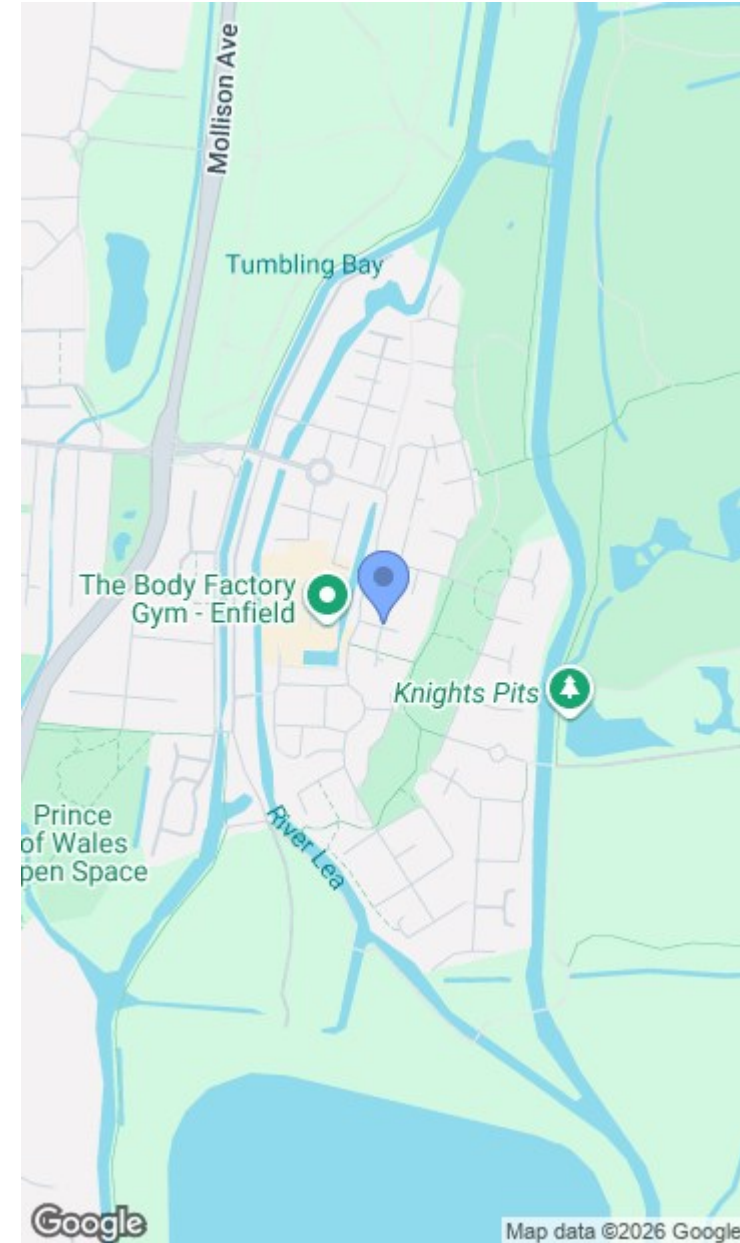
With a potential rental income of £1,650 to £1,750 per calendar month, this property presents an attractive investment opportunity for those looking to enter the rental market.

Charges info recieved from vendor  
 Service Charge PA £1,311.07  
 Estate Charge PA £300  
 Ground Rent PA £110.00

- Two-bedroom two-bathroom property in Enfield London
- Unexpired 72 (seventy two) years' remaining
- Council Tax Band D & EPC Band TBA
- Offered to the market chain-free (no related purchase)
- Proximity to own community's gym and shopping centre

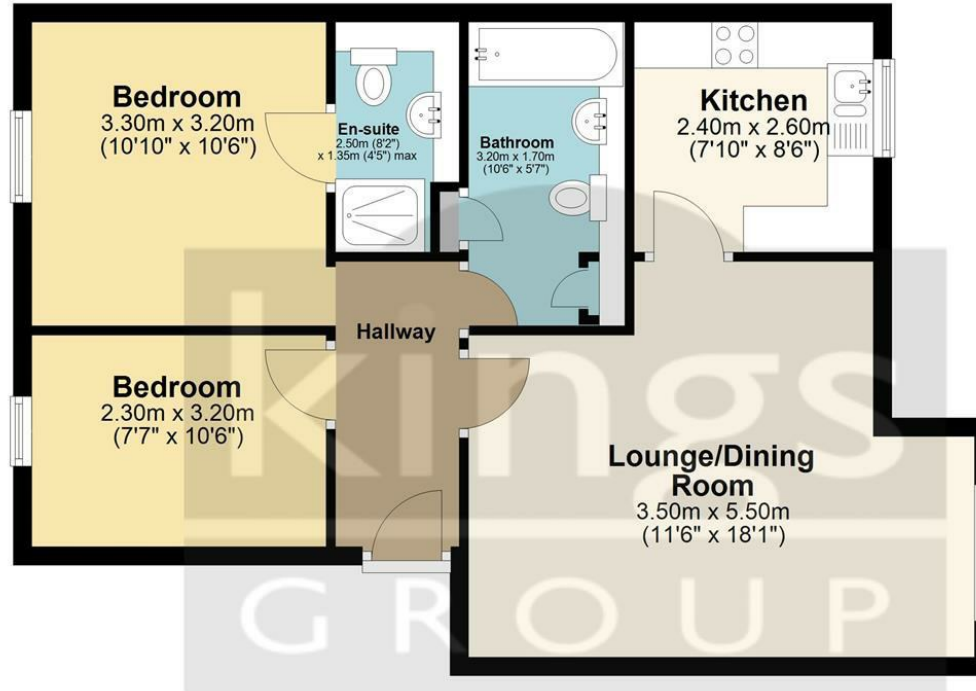
#### BUYERS INFORMATION

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



Total area: approx. 59.2 sq. metres (637.7 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. □

## Wallace Court



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