



Poppy Drive, EN3 4FF
Enfield





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KINGS GROUP offer in the desirable area of Poppy Drive, Enfield, this charming chain-free 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 property additionally comes equipped with a brand-new Vaillant combination boiler benefiting the new due owners. 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.

Guide Price £280,000 - £290,000

Leasehold 110 Years
Potential rental value £1,750 PCM
Service charge PA circa £2343
Ground rent PA £150

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to

Offers In The Region Of £280,000



- **Floor Space:** Spans 624 square feet of well-maintained layout;
- **Bathrooms:** Features one clean, functional, and well-appointed bathroom;
- **Heating:** Comes equipped with a brand-new Vaillant combination boiler;
- **Building Security:** Three-storey block with a secure entry system and active CCTV monitoring;
- **Investment Potential:** Estimated rental value of £1,750 PCM; and
- **Bedrooms:** Includes two spacious bedrooms for families or professionals;
- **Year Built:** Purpose-built in circa 2010 and managed by the London and Quadrant housing association;
- **Outdoor Area:** Includes a delightful private balcony for fresh air and relaxation;
- **Parking:** Includes one allocated underground parking space accessed via private keys;
- **Efficiency and Status:** EPC Rating B & Council Tax Band C, and CHAIN-FREE





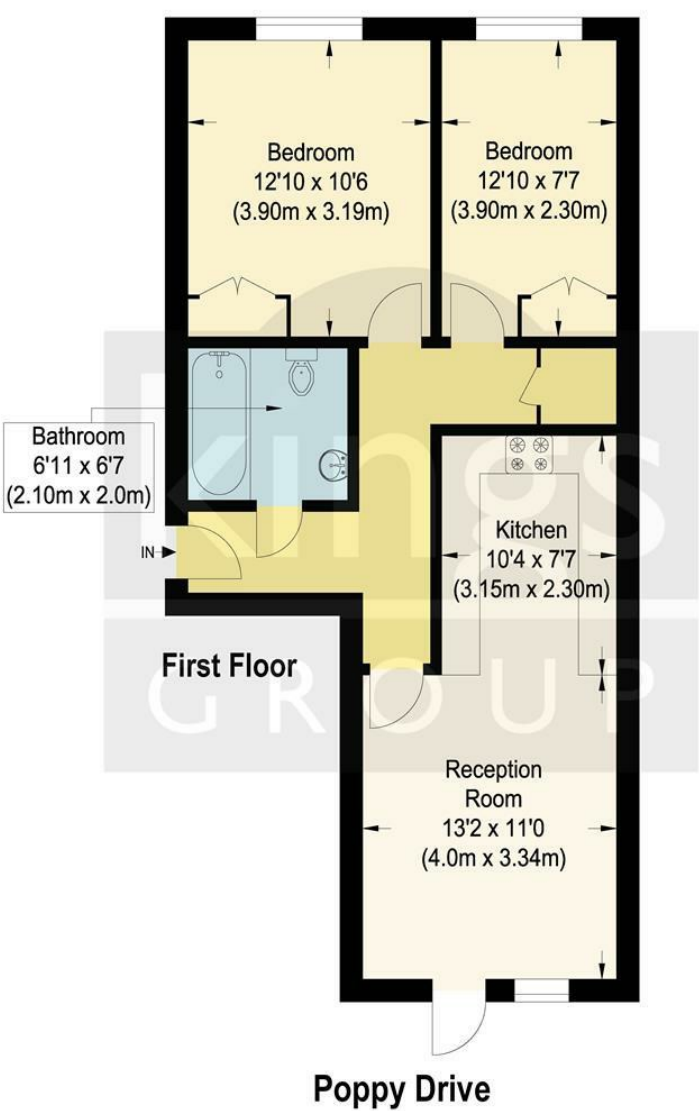
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GROUP





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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