



Uckfield Road, EN3 6AS
Enfield





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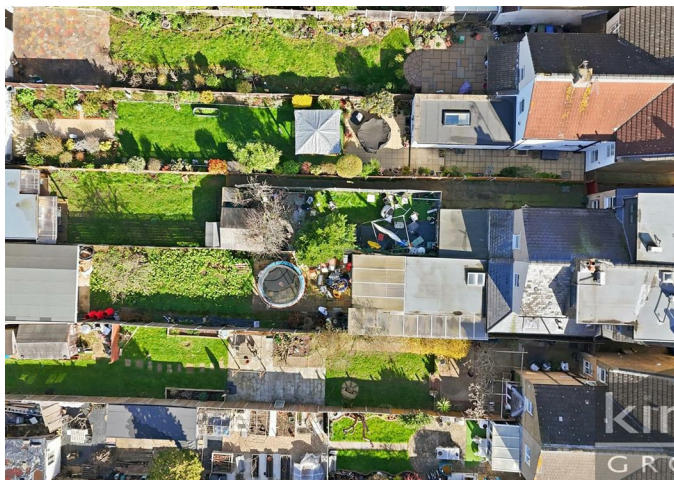
KINGS GROUP are delighted to present this exceptional chain-free three-bedroom duplex maisonette with a share of freehold. Set within an attractive early 1900s Victorian property, the home has been thoughtfully refurbished to combine period charm with modern comfort. A full loft dormer extension with front roof lights has been added to enhance both space and natural light, creating a bright and spacious home arranged over two floors. With approximately 122.3 sqm (1316 sq ft) of internal space, the property is ideal for families, professionals, or investors and currently achieves an approximate rental income of £2,000 PCM, making it an attractive buy-to-let opportunity as well as a comfortable home.

The main living accommodation is arranged over the first and second floors. The first floor offers a welcoming entrance hall leading to a well-proportioned living room, providing a comfortable space for relaxation or entertaining. The modern fitted kitchen is well laid out with ample worktop and storage space, while bedroom three offers flexibility as a single bedroom, nursery, or home office. A contemporary bathroom completes this floor. Stairs lead to the second floor loft conversion, where a spacious principal bedroom benefits from roof lights and useful eaves storage, creating a bright and comfortable upper level.

Externally, the property also benefits from a private rear garden which includes a substantial detached outbuilding offering versatile additional space. The outbuilding provides a large open room of approximately together with its own kitchen area and bathroom, making it ideal for use as a home office, studio or gym.

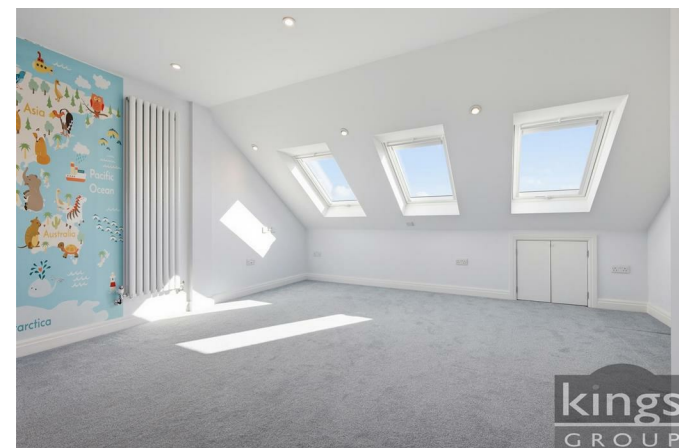
The location is particularly convenient for commuters, with Enfield Lock and Turkey Street train stations both within easy reach, providing direct services to Tottenham Hale and London Liverpool Street. From Tottenham Hale, the Victoria Line offers quick connections into central London including King's Cross, Oxford Circus.

Offers In The Region Of £395,000



- Share of Freehold (50%) with New 900+ Year Lease on Completion
- Three Bedroom Duplex Maisonette
- Proximity to Enfield Lock and Turkey Street train stations
- Approx. 122.3 sqm / 1316 sq ft of Living Space
- Potential Rental Income of Approx. £2,000 PCM

- Chain Free Sale
- Victorian Property with Period Features
- Full Loft Dormer Extension with Front Roof Lights
- Private Rear Garden with Large Detached Outbuilding
- Excellent Transport Links via Enfield Lock & Turkey Street Stations into Tottenham Hale & London Liverpool Street





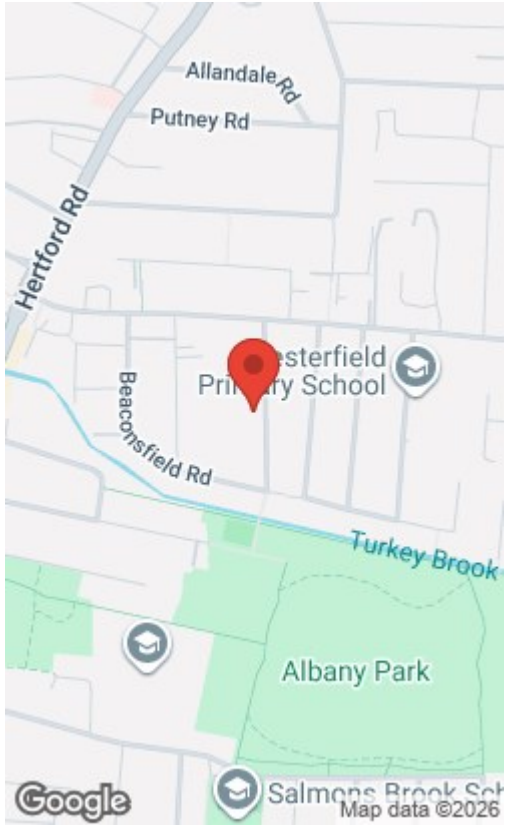
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Total area: approx. 122.3 sq. metres (1316.5 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.

Uckfield Road

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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