



[www.kings-group.net](http://www.kings-group.net)

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

**Bridle Close, Enfield, EN3 6EA**  
**Offers In The Region Of £210,000**

- NFOPP-accredited agency & ceMAP mortgage advisors
- Council Tax Band B & EPC Rating D
- Closeby to Enfield Lock, Southbury & Waltham Cross stations
- Wonderfully maintained & presented in readiness for the new owners
- Offered to market chain-free

KINGS GROUP welcome in the charming Bridle Close, Enfield, this delightful one-bedroom flat presenting a perfect opportunity for homemovers and first-time buyers alike. Spanning an inviting 463 square feet, this purpose-built ground-floor residence has been meticulously maintained and is presented in marvellous condition.

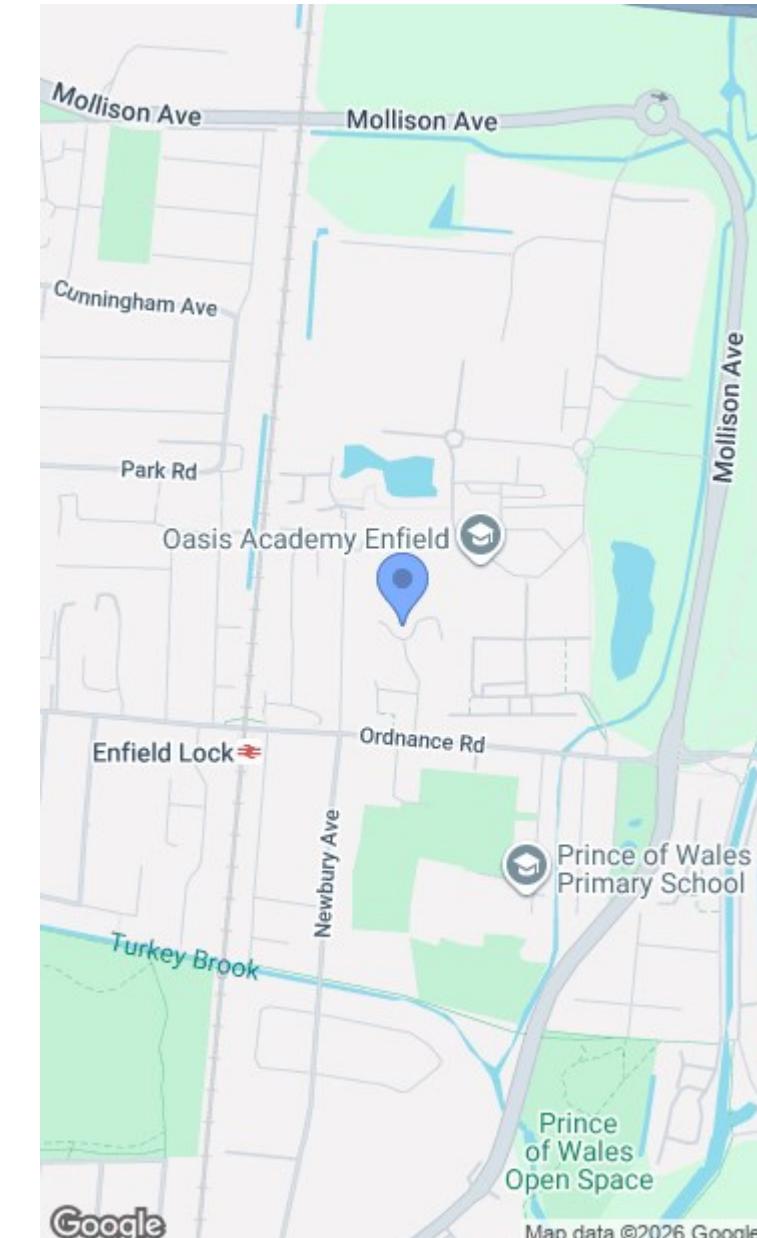
The flat features a well-proportioned reception room, ideal for relaxation or entertaining guests. The bedroom offers a comfortable retreat, while the bathroom is conveniently located to serve the needs of modern living. The property benefits from electric cooking and heating, ensuring a cosy atmosphere throughout the year.

Situated in a desirable location, this flat is close to a variety of schools, making it an excellent choice for families. Additionally, it boasts excellent transport links, with Enfield Lock, Southbury, and Waltham Cross train stations nearby, providing easy access to London City. For those who travel further afield, both Stansted and Luton airports are within reach, as well as London City Airport.

With a council tax band of B and an Energy Performance Certificate (EPC) rating of D, this property offers both affordability and efficiency. Please note, the property is suitable for first-time buyers and home movers only; lease prohibits letting such properties within the building.

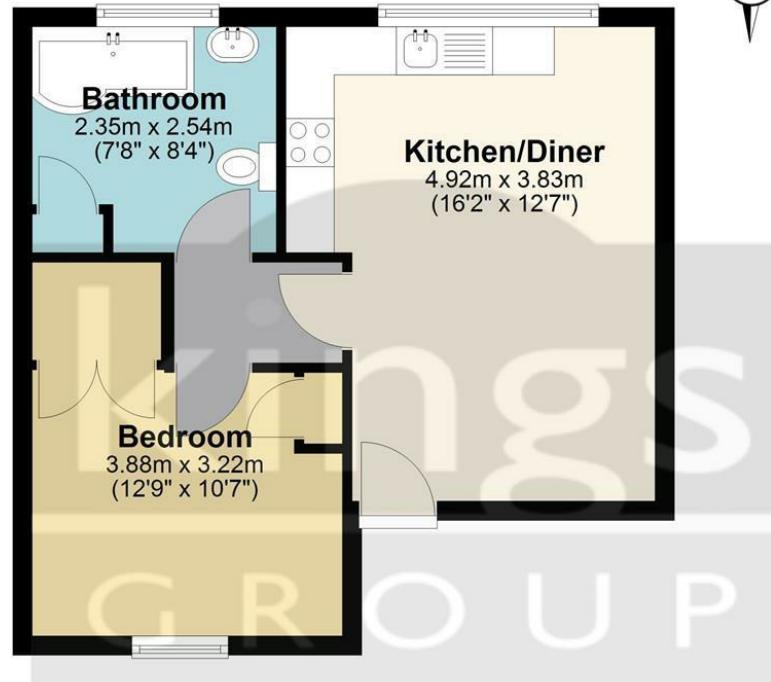
Leasehold 936 Years  
Service Charge circa PA £1,045.57 YE 2024  
Ground Rent circa PA £26.25

- One-bedroom leasehold flat in Enfield London
- Situated on the ground-floor of the private building
- Splendid access into Tottenham Hale, Seven Sisters & London City
- Proximity to Enfield Highway & Enfield Town shopping centres
- Located within a quiet cul-de-sac residence





## Ground Floor



Total area: approx. 36.4 sq. metres (391.4 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.

© @modephotouk | [www.modephoto.co.uk](http://www.modephoto.co.uk)  
Plan produced using PlanUp. □

## Bridle Close



Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

