



www.kings-group.net

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South Street, Enfield, EN3 4LB

£290,000 Leasehold

KINGS GROUP Estate Agents are delighted to present this THREE BEDROOM Maisonette to the market with NO ONWARD CHAIN.

South Street, located in the popular Ponders End area, this property is comprised of three bedrooms with one family bathroom, separate ground floor WC. Offering approximately 900 ft² of gross floor allows for a comfortable living arrangement, coupled with a spacious lounge/ dining room, gas central heating and double glazed windows. A great Family home or Investment opportunity with potential rental income of £20,400 PA.

The desirable Ponders End location provides great proximity to all Local Shops & Amenities including but not restricted to Southbury railway station and Ponders End with convenient access into LONDON LIVERPOOL STREET. Road links such as the M25, the A10 and the A406 North Circular Road are all a short drive away.

Council Tax Band C
EPC Rating C
125 Years From 1 April 1988
Service charge: £1298.53 PA
Ground Rent: £10 PA

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FRONT DOOR TO:

ENTRANCE HALLWAY

With stairs leading to first floor landing with under stairs storage cupboard, window to front aspect, double radiator, power points, laminate wood style flooring.

RECEPTION ROOM 16'3 x 11'11 (4.95m x 3.63m)

With double glazed windows to rear aspect, textured ceiling, double radiator, television point, power points, laminated wood style flooring.

KITCHEN 15'5 x 10'3 (4.70m x 3.12m)

With double glazed window to front aspect, tiled splash backs, range of wall and base units with roll top work surfaces, integrated electric hob and oven with chimney style extractor, sink and drainer unit, space for fridge freezer, plumbing for washing machine and dishwasher, power points, lino flooring.

DOWNSTAIRS W.C. 6'3 x 3'2 (1.91m x 0.97m)

With double glazed window to front aspect, wash basin, low level W.C.

FIRST FLOOR LANDING

With storage cupboard, carpeted.

BEDROOM ONE 10'10 x 10'3 (3.30m x 3.12m)

With double glazed windows to front aspect, built in storage cupboard, double radiator, power points, carpeted.

BEDROOM TWO 12'4 x 9'0 (3.76m x 2.74m)

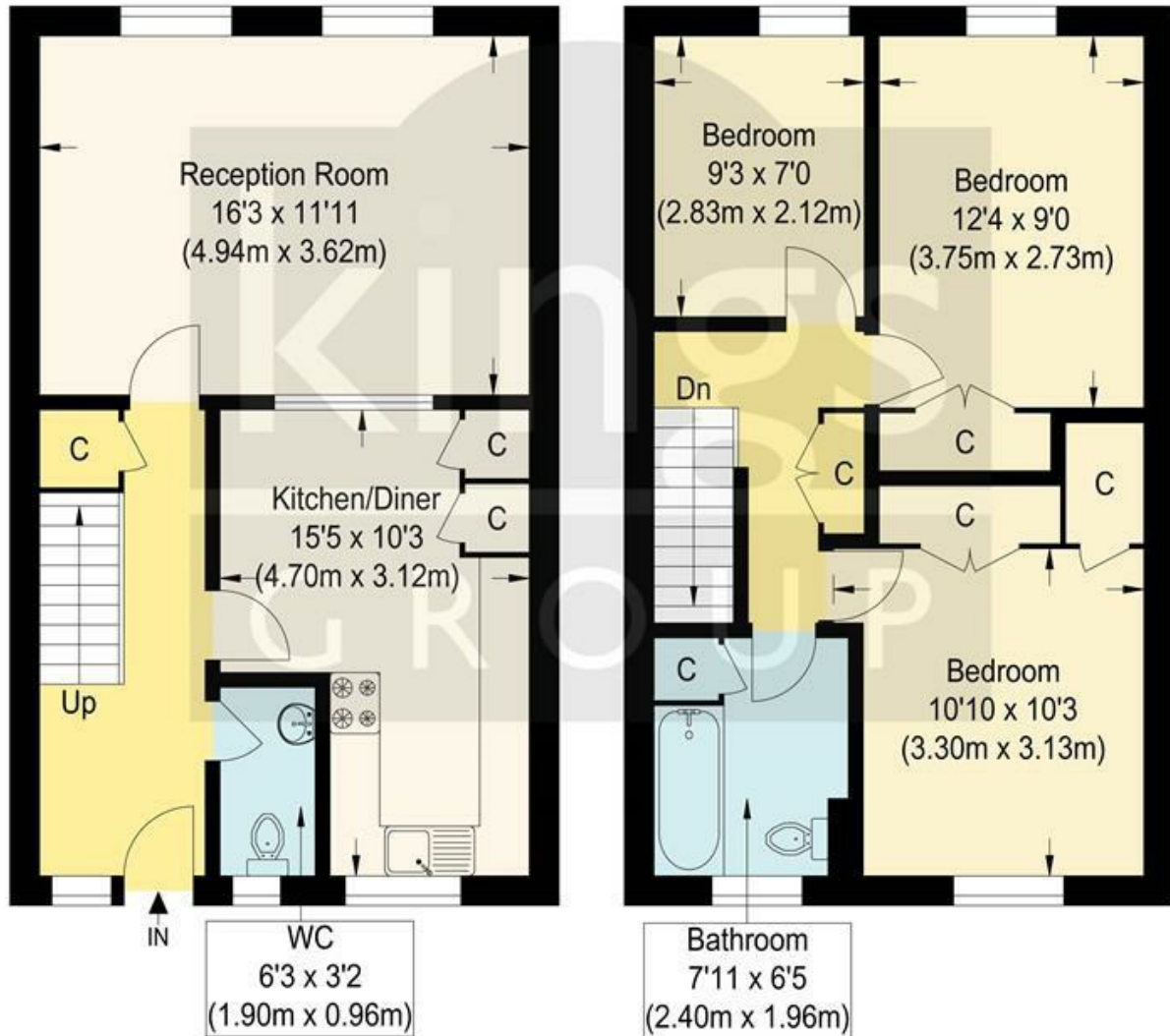
With double glazed window to rear aspect, built in storage cupboard, double radiator, power points, carpeted.

BEDROOM THREE 9'3 x 7'0 (2.82m x 2.13m)

With double glazed window to rear aspect, power points, carpeted.

BATHROOM 7'11 x 6'5 (2.41m x 1.96m)

With double glazed window to front aspect, tiled splash backs, built in storage cupboard, panel enclosed bath, wash basin with mixer tap and vanity under, low level W.C, lino flooring.



Ground Floor

First Floor

South Street, EN3

Approximate Gross Internal Floor Area : 83.70 sq m / 900.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.