



Manton Road, EN3 6WH  
Enfield





# Manton Road, EN3 6WH

\*\* Guide Price £280,000 - £290,000 \*\* KINGS GROUP offer nestled within the sought-after Island Village Estate on Manton Road, Enfield, this beautifully renovated two-bedroom, two-bathroom flat offering a perfect blend of modern living and serene surroundings. Built between 2000 and 2009, the property has been meticulously refurbished using high-quality materials, ensuring a stylish and comfortable home.

As you enter, you are welcomed into a spacious reception room that exudes warmth and elegance. The flat features a delightful Juliette balcony, providing stunning views over the tranquil waters, making it an ideal spot to unwind after a long day. The well-appointed kitchen is designed for both functionality and style, perfect for those who enjoy cooking and entertaining.

The two generously sized bedrooms offer ample space and natural light, while the two modern bathrooms provide convenience and privacy for residents and guests alike. This property is not only a wonderful home but also presents an excellent investment opportunity, with a potential rental income of approximately £1,750 to £1,800 per calendar month.

Situated in close proximity to Enfield Lock, residents will benefit from easy access to local amenities, transport links, and picturesque walks along the waterways.

Leasehold 162 years  
Service Charges including Water & Reserve Funds £1,938  
Ground Rent £0  
Estate Fee £300  
Council Tax Band D

## Offers In Excess Of £280,000



- Comprehensive, high-quality renovation throughout — truly move-in ready
- New main bathroom and en suite shower room, both finished to a premium standard
- Floor-to-ceiling fitted wardrobes in the second bedroom (approx. 3 metres in length)
- Ample free communal car parking — spaces always available
- Within one minute's walk of beautiful open parkland and miles of scenic canal paths
- Newly fitted kitchen with modern quartz marble worktops
- Booster water pump installed — delivering excellent water pressure throughout the entire property
- Modern gunmetal electrical sockets and light switches, USB-integrated throughout
- Established, close-knit community with very low resident turnover
- Excellent transport links into Central London, Canary Wharf, and the West End





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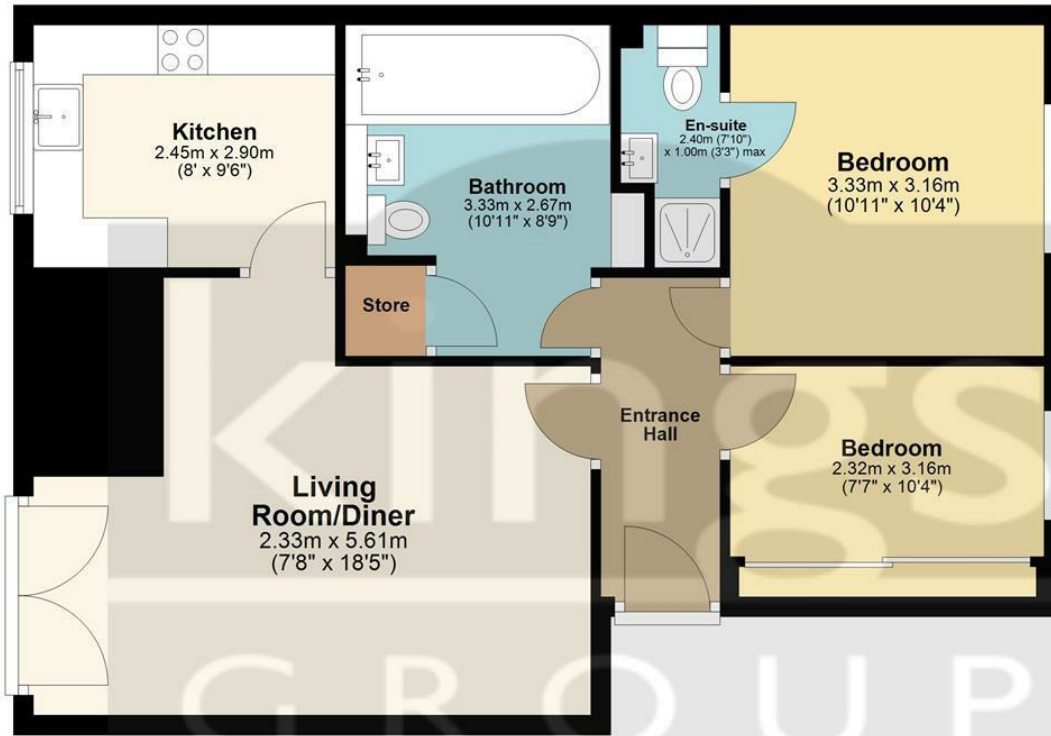


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



## First Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



Total area: approx. 64.7 sq. metres (696.8 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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## Dyer Court

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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