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Tel: 020 8805 5959

Maltby Drive, Enfield, EN1 4EH  
Offers In The Region Of £220,000

- Chain free sale
- Located on the 2nd floor
- Common parking area
- Potential rental income of £1300 PCM
- Nfopp accredited agents

KINGS GROUP offer located on the popular Maltby Drive in Enfield, this stunning and charming flat. The property is a fantastic opportunity for investors and landlords. Situated in a purpose-built development in the Enfield EN1 postcode, this property boasts being close to local amenities and desirable roads for commuters.

The flat features a bright reception room, perfect for relaxing or entertaining guests, and a well-maintained bathroom. With a lease of 990 years remaining, common area parking, and access to green spaces, this property provides both comfort and convenience.

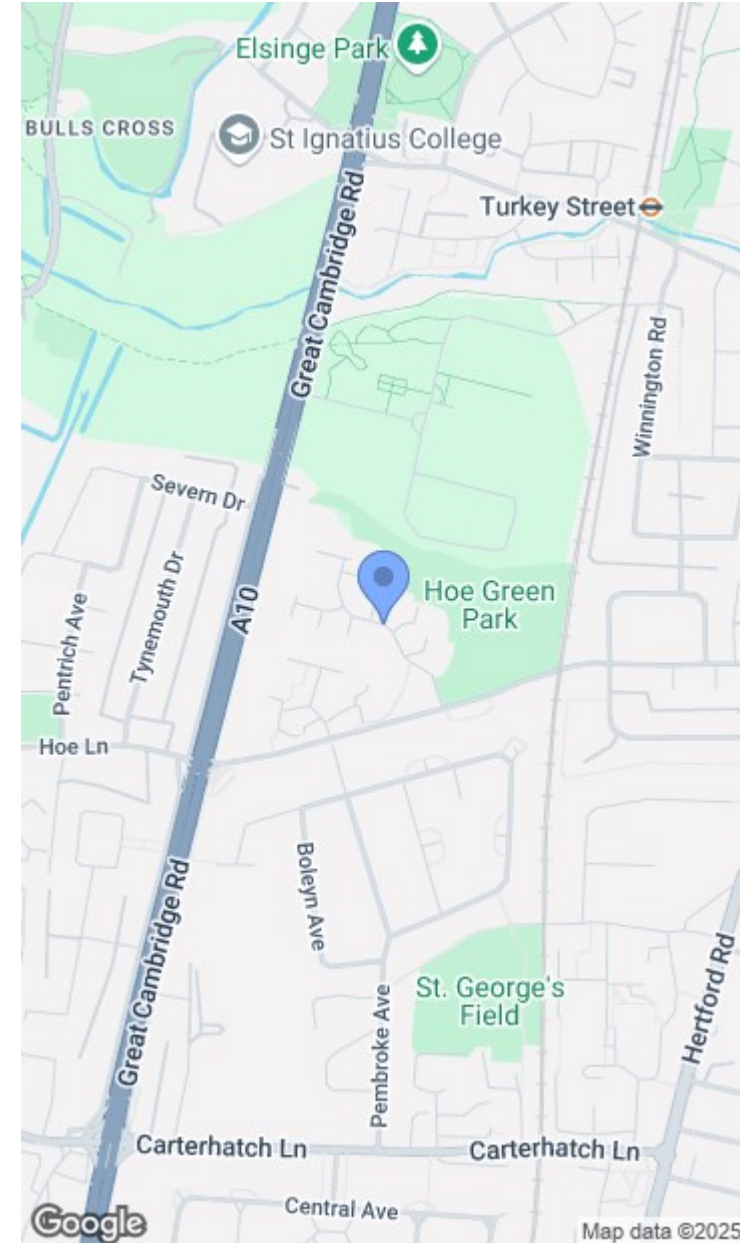
Conveniently positioned near the A10, M25, and M11, as well as the A406, commuting from this location is a breeze. The nearby local amenities, stations, and proximity to Hertford Road and the A10 shopping centre make daily errands and leisure activities easily accessible.

Vacant and offered chain free; this property presents a great opportunity for those looking to expand their property portfolio or moving in as a home. With an EPC rating of D and Council Tax Band B, this flat offers both a comfortable living space and a sound investment.

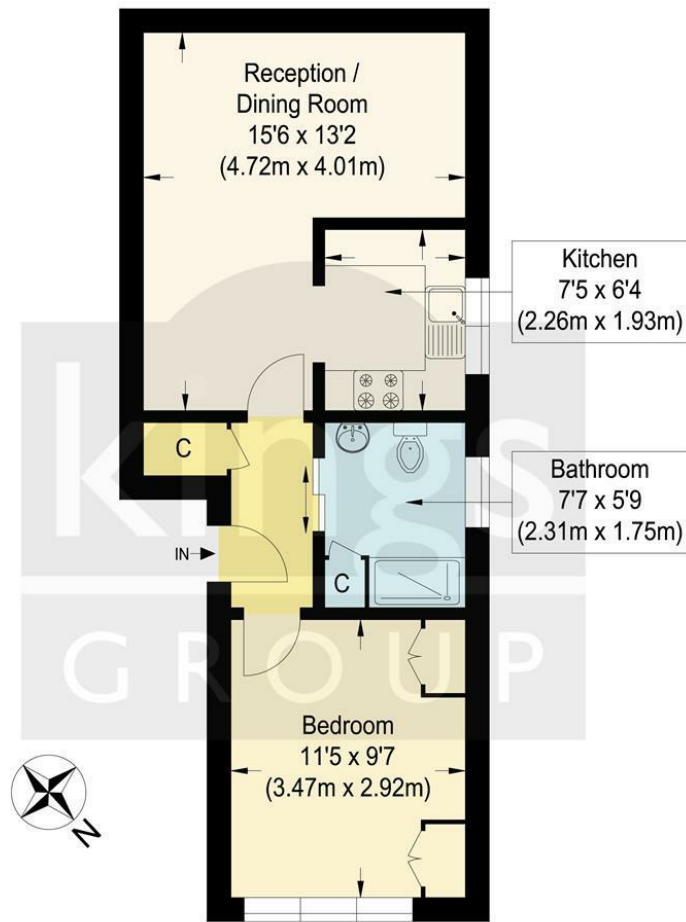
Leasehold  
 Terms 990 years  
 Potential rental income PCM £1300  
 Service charge PA £1,774.92  
 Ground rent PA £10  
 Council band B  
 EPC band D

- Situated within the desirable EN1 post code
- Purpose built development
- Closeby to M25/M11/A10 roads
- EPC band D and Council band B
- ceMAP mortgage advisors

Low risk surface water  
 Standard construction building (Brick and Tile)







**Second Floor**

**Maltby Drive**

Approximate Gross Internal Floor Area : 37.60 sq m / 404.72 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

