



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

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**Eagle Close, Enfield, EN3 4RS**  
**Offers In The Region Of £300,000**



- NFoPP accredited agency & ceMAP mortgage advisors
- Leasehold term of 931 years' unexpired
- Situated on the ground-floor with direct access into garden
- Proximity to Ponders End & Southbury stations
- Potential rental income of circa £1,850 PCM

KINGS GROUP offer in the charming area of Eagle Close, Enfield, this delightful two-bedroom ground floor maisonette presenting a perfect blend of comfort and convenience. Spanning approximately 560 square feet, this property is ideal for first-time buyers or those seeking a cosy home in a well-connected location.

Built in circa 1958, the maisonette retains a sense of character while providing modern living spaces. The property features a welcoming reception room, perfect for relaxation or entertaining guests. The two bedrooms are well-proportioned, providing ample space for rest and personalisation.

One of the standout features of this maisonette is its proximity to both Southbury and Ponders End stations, making it an excellent choice for commuters. With easy access to public transport, residents can enjoy a swift journey into central London and beyond.

The surrounding area boasts a variety of local amenities, including shops, parks, and schools, catering to all your daily needs. Whether you are looking to enjoy leisurely strolls in nearby green spaces or take advantage of the vibrant community, this location has much to offer.

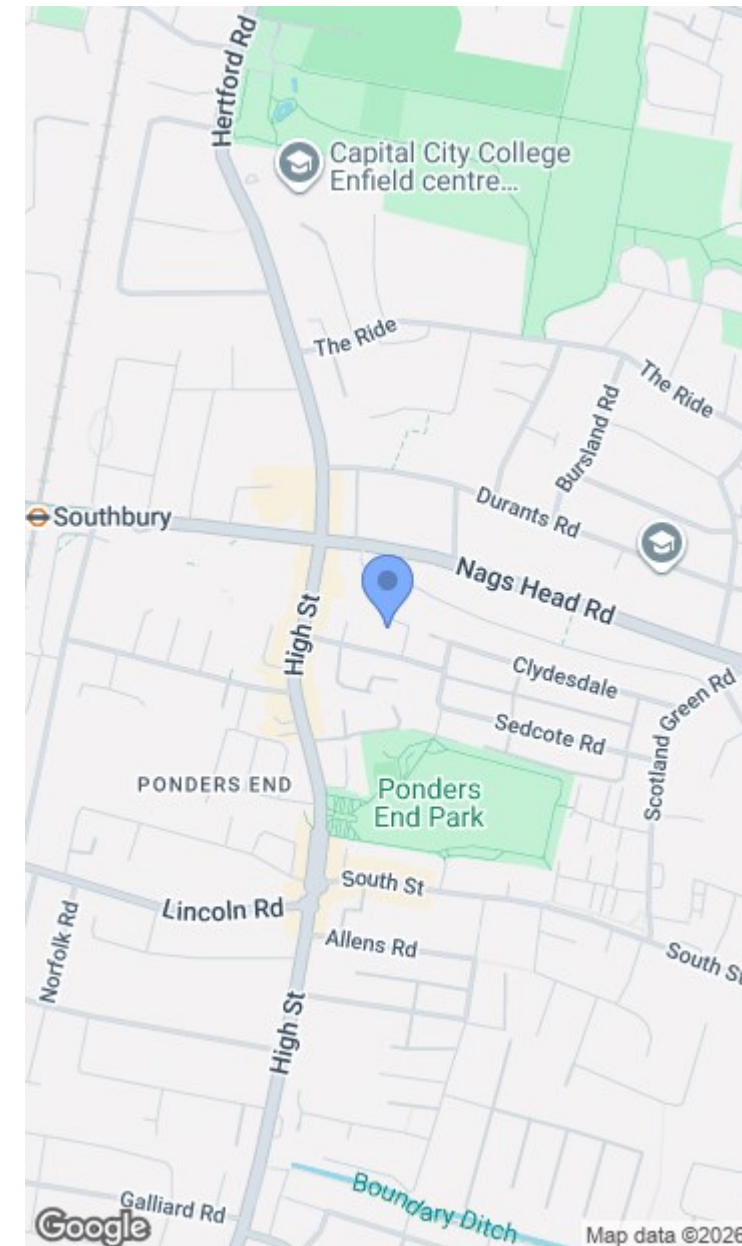
#### BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this.

They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

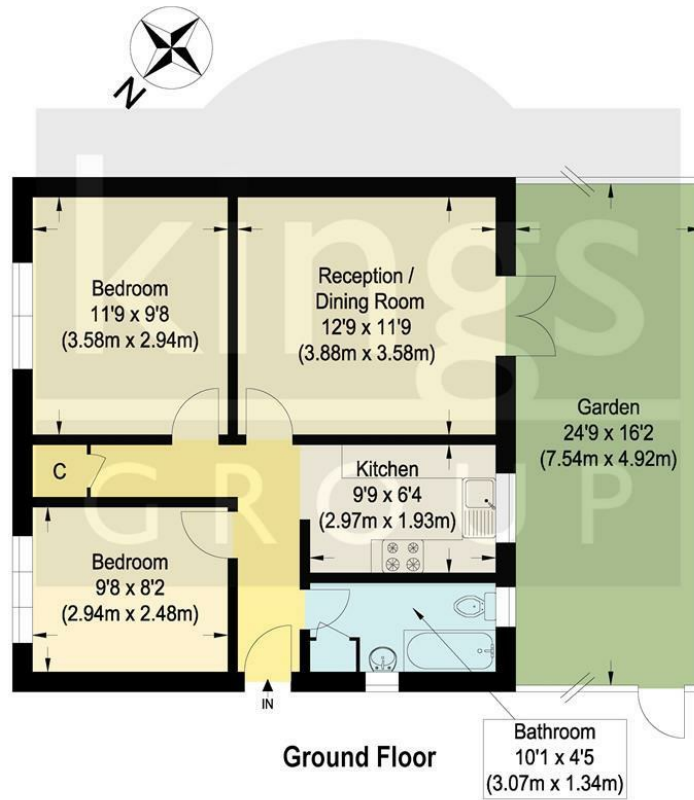
Leasehold Term 931 Years  
Standard Construction  
Low Flood Risk  
Council Band C  
EPC Band D

- Two-bedroom leasehold maisonette in Enfield London
- No service charge & very small annual ground rent payable
- Side access into garden and located in a cul-de-sac road
- Splendid access into Tottenham Hale & London City
- Offered to market chain-free (no related purchase)









**Ground Floor**

**Eagle Close**

Approximate Gross Internal Floor Area : 49.80 sq m / 536.04 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

