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**Bridle Close, Enfield, EN3 6EA**  
**Guide Price £215,000**

- Nfopp accredited agents & ceMAP mortgage advisors
- Long lease of 937 years remaining/unexpired
- Located closeby to Enfield Lock & Turkey Street stations
- Situated within a cul-de-sac location
- Sold chain-free (no related purchase)

- One-bedroom flat in Enfield, London
- Private estate & building
- Splendid access into Tottenham Hale & London city
- Top-floor apartment with picturesque views
- Council Band B & EPC Band D

**\*\*£215,000 - £220,000\*\*** KINGS GROUP offer in the charming area of Bridle Close, Enfield, this delightful one-bedroom chain-free flat presenting a perfect blend of comfort and convenience. Situated on the top floor of a purpose-built block, this property spans an impressive 603 square feet, providing ample space for modern living. Built in circa 1955, the flat has been well-maintained and is presented in good condition, making it ready for you to move in without delay.

The accommodation comprises a welcoming reception room, a well-appointed bedroom, and a bathroom, all designed to maximise the use of space and natural light. The flat is located within a private estate, ensuring a sense of community and security for its residents.

One of the standout features of this property is its excellent transport links. It is conveniently positioned near Enfield Lock and Turkey Street stations, which provide easy access to key destinations such as Seven Sisters, Tottenham Hale, and London City. This makes it an ideal choice for commuters seeking a peaceful retreat while remaining well-connected to the bustling city.

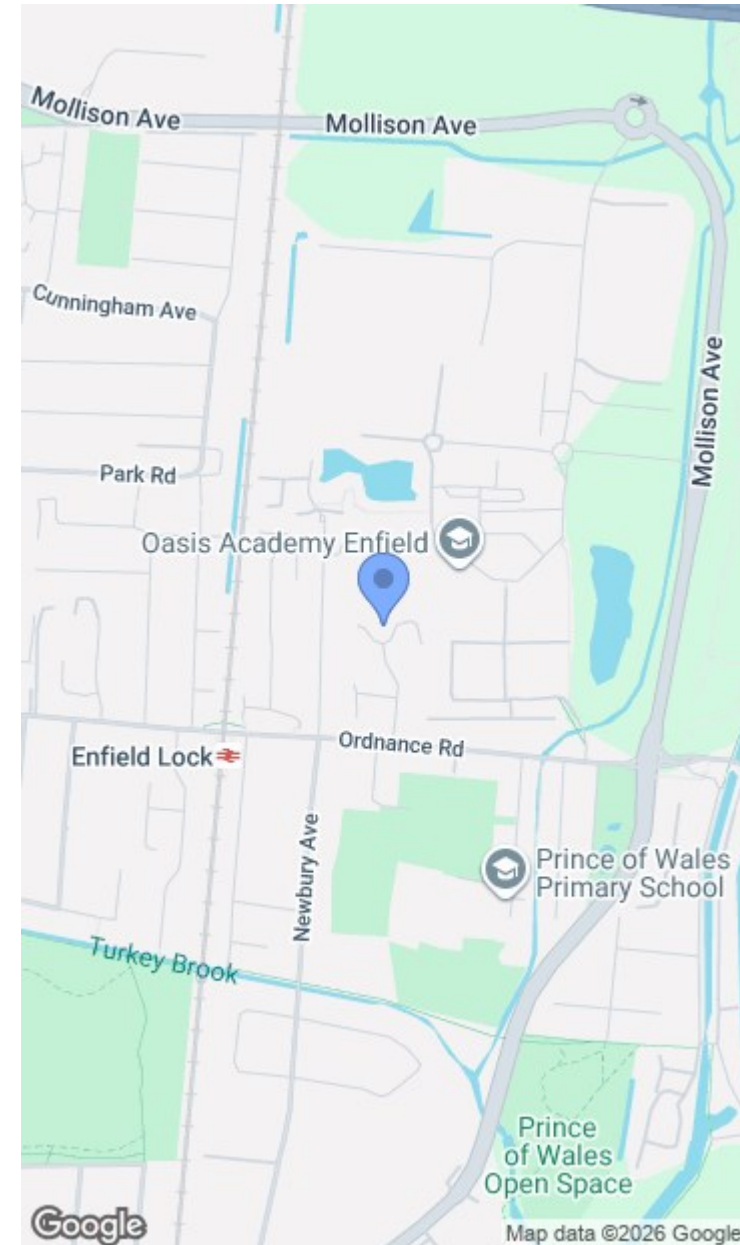
Please note that this property is available for homebuyers only, as investors are prohibited from purchasing within this block as per lease covenant. This presents a unique opportunity for those looking to establish a home in a desirable location.

#### BUYERS INFORMATION

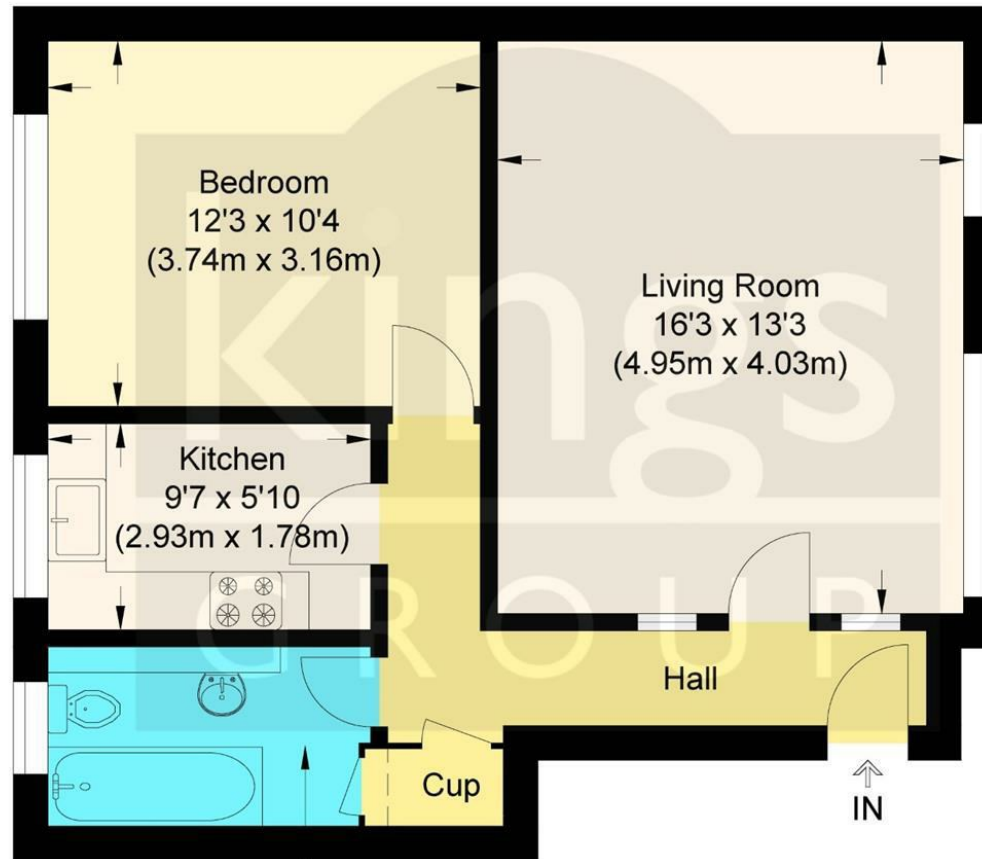
To conform with government Money Laundering

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 937 Years  
 Service Charge £1,045.57 YE 2024  
 Council Band B  
 EPC Band TBA







**Bathroom**  
9'7 x 5'1  
(2.92m x 1.55m)

## BRIDLE CLOSE

Approximate Gross Internal Floor Area : 50.0 sq m / 538.19 sq ft

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

