



www.kings-group.net

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Enfield EN3 5AZ
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Maltby Drive, Enfield, EN1 4EP
Offers In The Region Of £165,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Leasehold title benefiting from a share of freehold
- Potential rental value of £1150 PCM or £13,800 annually
- Proximity to Enfield Town & Turkey Street train stations
- Offered to the market rarely chain-free (no related purchase)

****Newly Extended Lease on Completion**** KINGS GROUP offer this charming one-bedroom apartment located on the second/top floor of a private development on Maltby Drive, Enfield, within the desirable postcode of EN1. Spanning an efficient 323 square feet, this property is perfect for first-time buyers or investors seeking a chain-free opportunity.

The apartment features a well-proportioned reception room that offers a comfortable space for relaxation and entertaining. The bedroom is inviting and provides a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests. One of the standout features of this property is the allocated parking space, a rare find in urban living.

This apartment is offered to the market with a share of the freehold, which is an attractive benefit for potential buyers. The energy performance certificate (EPC) is rated band D, ensuring reasonable energy efficiency, and the council tax band is B, making it a cost-effective choice for living in London.

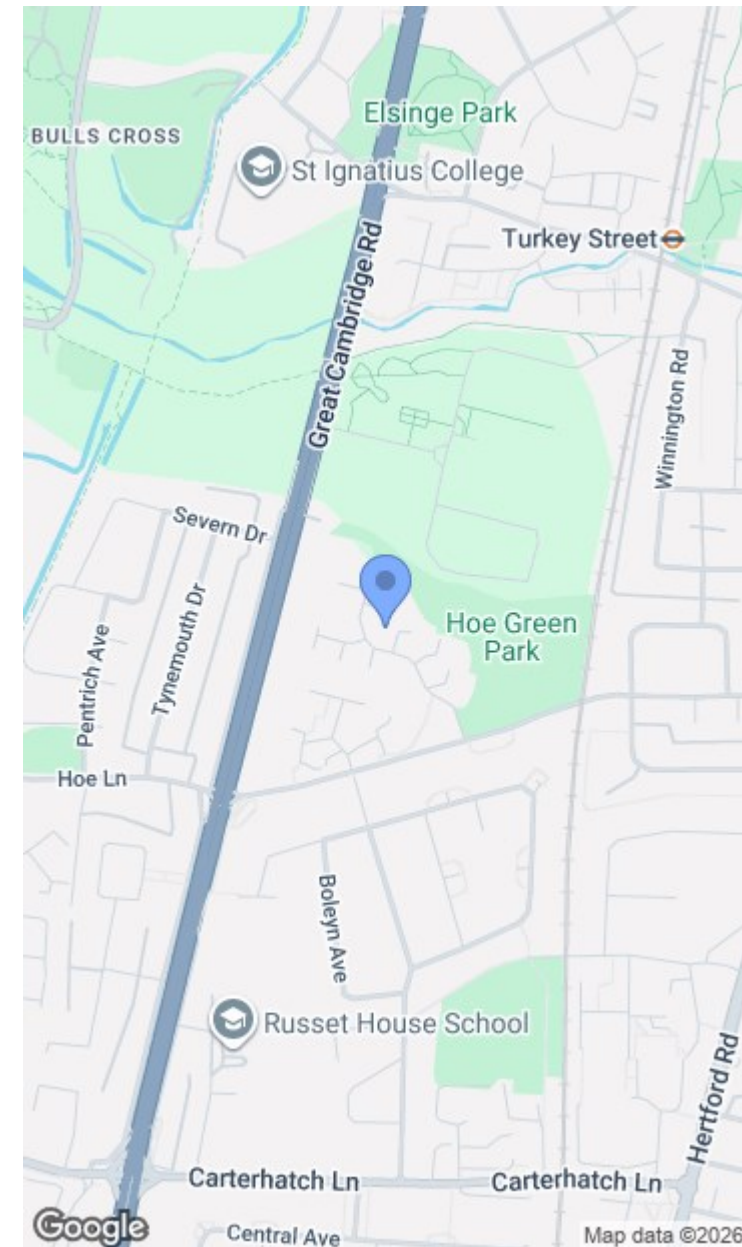
Situated in a prime location, this property is close to a variety of shops and amenities, ensuring that daily necessities are within easy reach. Additionally, excellent transport links are available, with stations providing direct access to London City and London Airport, as well as convenient routes to the M25 and Great Cambridge Road.

With a potential rental value and income of £1000 to £1150 per calendar month or £12,000 to £13,800 per calendar year, this apartment presents a fantastic

investment opportunity with huge retruns and yield.

Leasehold 999 years' on completion
Service Charge PA £1,300
Ground Rent PA £25
Council Tax Band B
EPC Rating D

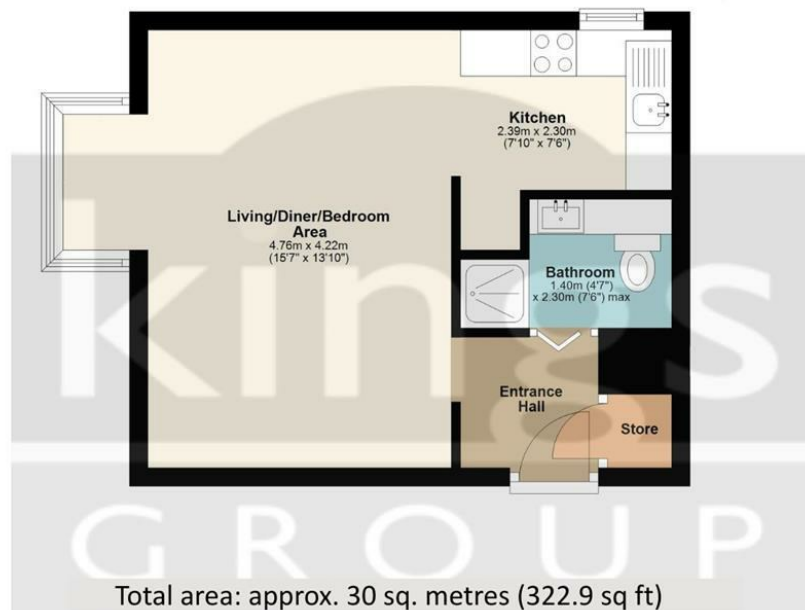
- One-bedroom apartment in Maltby Drive, Enfield London
- Situated within the desirable Enfield EN1 postcode
- Appointed/dedicated allocated parking bay within residents' car park
- Wonderful links and access into Tottenham Hale & London City
- Suitable for homebuyers and investors alike





Second Floor

Approx 30sq. metres (322.9 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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Maltby Drive

