



£500,000

Newland Drive, Enfield



### ***Newland Drive, Enfield, EN1 4HX***

***\*\*\* AVAILABLE TO INVESTMENT BUYERS \*\*\**** Keith Ian are pleased to offer this investment opportunity comprising of a detached building divided into two 1 bedroom maisonettes (with the potential to divide into 2 bedroom maisonettes). Each property is currently the subject of an AST. The maisonettes both afford modern fitted kitchens and bathrooms, UPVC double glazing, gas fired central heating via radiators, and both have the added benefit of their own garden as well as off-street parking. This property is located 1.5 miles from Southbury Railway Station and 1.6 miles from Turkey Street Railway Station. Achieves £2350 PCM in rent.



VI





**1a. Lounge/Diner**

17'6 x 9'0

**1a. Kitchen**

7'5 x 7'3

**1a. Bedroom**

12'6 x 10'6

**1a. Bathroom**

6'6 x 6'1

**1a. What3Words**

///author.trunk.move

**1b. Lounge/Diner**

17'7 x 12'6

**1b. Kitchen**

7'8 x 7'5

**1b. Bedroom**

1'6 x 11'3

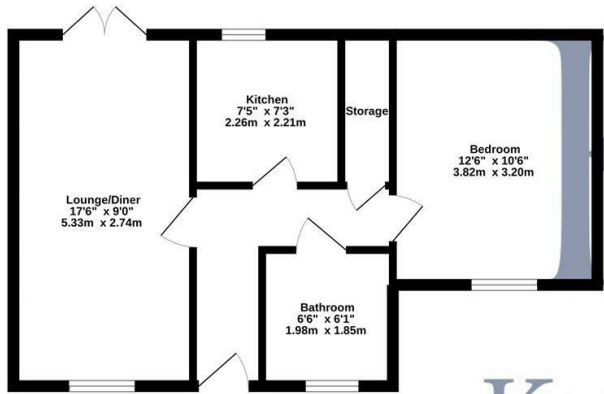
**1b. Bathroom**

6'4 x 6'0

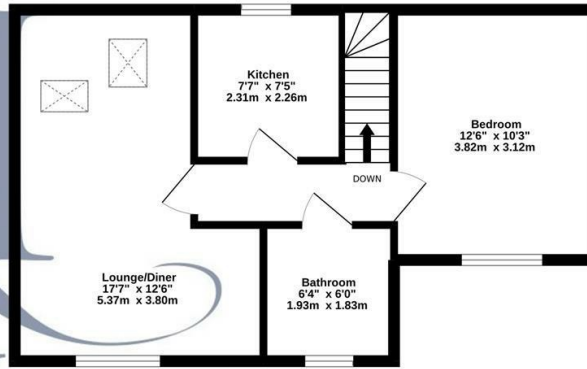
**1b. What3Words**

///rather.clash.roof

Ground Floor Maisonette  
463 sq.ft. (43.1 sq.m.) approx.



First Floor Maisonette  
463 sq.ft. (43.1 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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