



Myddleton Ave, Enfield, EN1

Offers In The Region Of £350,000



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# Myddleton Ave, Enfield, EN1



## Description

**\*\*CALLING FIRST TIME BUYERS\*\*** Homelink are delighted to offer for sale this well presented two bedroom ground floor purpose built Maisonette with won entrance and own front and rear gardens.

The property is offered in excellent condition throughout and benefits include, modern fitted kitchen, separate spacious lounge, bathroom, gas central heating (untested) and double glazing. There is side access to your own rear garden and free street parking.

Located within approx. one mile of Enfield Town shopping centre, BR station and close to Forty Hall Country Park. The property has a very long lease remaining and is offered for sale chain free.

Viewing is highly recommended.

Tenure: Leasehold  
Lease: 924 years (unexpired)  
Serv. Ch: NIL  
G. Rent: £7.00 p.a. (peppercorn)  
Enfield C/Tax Band - C

- Two Bedroom Maisonette
- Set on Ground Floor
- Own Rear Garden
- Modern Interior
- Good Storage Space
- Ideal Investment
- No Service Charge
- Peppercorn Ground Rent
- Long Lease
- Chain Free

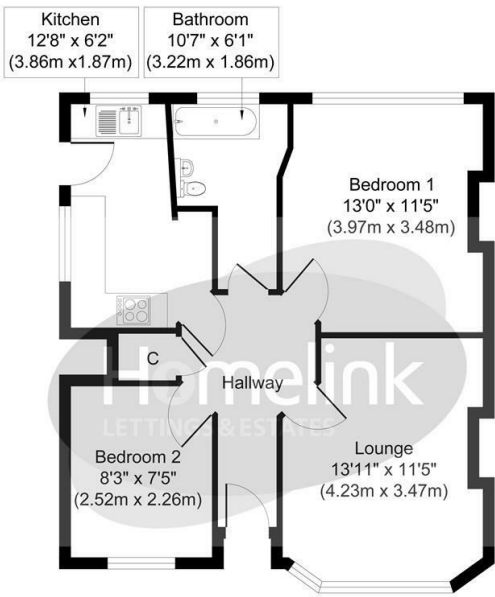








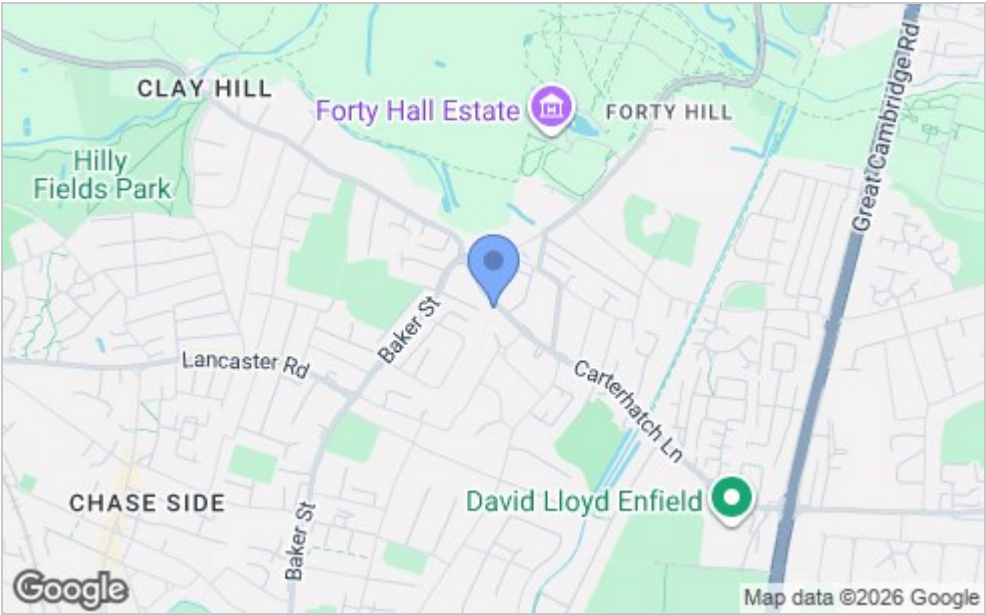
Floor Plan



Ground Floor  
Approximate Floor Area  
596 sq. ft  
(55.33 sq. m)

Myddleton Ave EN1  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Area Map



Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

