

WILLIAMSON
DACEIBROWN

PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants, their financial status. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

Registered address:
22 Cannon Hill, London, N14 6BY



Hertford Road, Enfield, EN3 5QH

- **OIRO £320,000 Freehold with Vacant Possession of ground floor maisonette**
- **Requires modernisation**
- **Development potential**

Two bedroom ground floor maisonette with large rear garden and two garages on Hertford Road with first floor maisonette sold off on long lease. The property is ideal for investors with potential development of the rear garden and garages STPP.

A large ground floor maisonette situated off the Herford Road on a slip road for easy parking. Conveniently located for shops and local schools all within walking distance. There are regular bus services to Edmonton and Waltham Cross with a bus stop outside the property. Turkey Street station is approx. 0.7 miles away and Enfield Lock station is 1 mile away with regular rail services to London's Liverpool Street.

The property requires modernisation throughout but benefits from a recently installed bathroom, conservatory and uPVC double-glazed windows. The property is heated via a gas boiler.

There is a garden to the front of the property and a large garden to the rear. Two garages come with the freehold and there is the potential for these to be developed. Access to the garages is via Crest Drive.

There is also the potential to extend to the side of the property STPP to make the property have three bedrooms.

The ground floor maisonette is held on a 999 year lease from 25th December 2010.

The upper maisonette is held on a 999 year lease from 25th December 2010. The property has been sublet on a sub lease of 125 years from 25th December 2018 at an initial ground rent of £100, doubling every 25 years.

Accommodation

(all sizes approximate)

Reception
4.04m (13'3") x 3.38m (11'1")

Kitchen
5.3m (17'5") x 2.67m (8'9")

Bedroom 1
3.36m (11'0") x 3.01m (9'11")

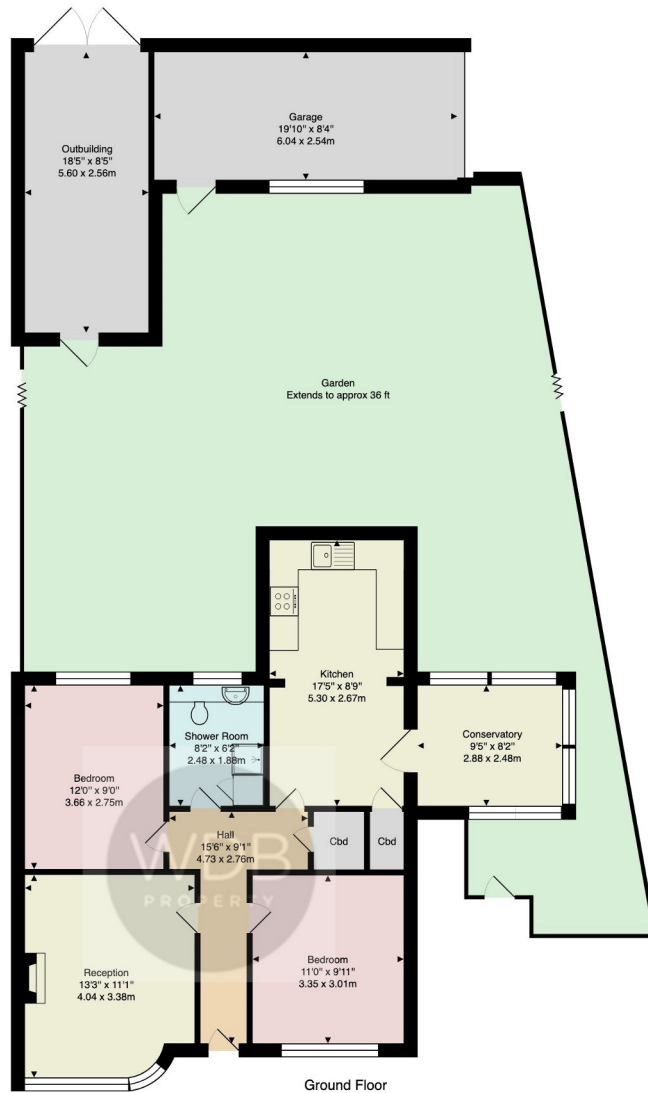
Bedroom 2
3.66m (12'0") x 2.75m (9'0")

Bathroom
2.48m (8'2") x 1.88m (6'2")
Shower, basin, w/c.

Gross Internal Area
71m² (764ft²)







Approx. Gross Internal Area: 764 ft² ... 71.0 m²

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Terms

Offers are invited with a guide price of **£320,000** for the freehold with vacant possession of the ground floor maisonette, two garages and subject to the leases currently in place.

EPC

The ground floor maisonette is in band D (66) for the Energy Performance Certificate.

Council Tax

The property falls within the London Borough of Enfield and is in council tax band B. For the period 2022/2023 the council tax payable would be £1,124.76.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewings By appointment only.

Sales Agents

Williamson Dace Brown LLP
22 Cannon Hill, Southgate
London N14 6BY

www.wdbproperty.co.uk

Contact

Thomas Dace
Chartered Surveyor
thomas@wdbproperty.co.uk

Tel: 020 8886 4407