



www.kings-group.net

186 Hertford Road
Enfield Highway EN3 5AZ
Tel: 020 8805 5959

High Street, Enfield, EN3 4DG
Offers In Excess Of £289,995

- A Stunning & Well Presented Period Property
- Communal Grounds, Gardens, Parking
- Great Access Into The City
- Potential Rental Income of £16,200PA

- Offered With a 999 Year Lease Upon Completion
- Situated Within Close Proximity To All Local Shops & Amenities
- An Ideal First Time Buy or Buy To Let Opportunity

KINGS GROUP Are delighted to offer this TWO BEDROOM PERIOD STYLE Conversion to the Market. Situated within the PONDERS END Location which has great access to all Local SHOPS & AMENITIES Including Southbury Train Station which offers great access into LONDON LIVERPOOL STREET. This Newly Refurbished Property benefits from a NEW LEASE Upon Completion of 999 YEARS. This Well Presented Property also Benefits from Communal Grounds, Gardens, Parking, Newly Fitted Kitchen & Bathroom, Double Glazing, Gas Central Heating and is offered with NO ONWARD CHAIN.

COMMUNAL FRONT DOOR TO:

COMMUNAL HALLWAY

OWN FRONT DOOR TO:

ENTRANCE HALLWAY

With doors to:-

LOUNGE

12'0 x 13'0 (3.66m x 3.96m)

With double glazed window to front, coved and textured ceiling with central rose, two double radiators, power points, laminated wood style flooring.

KITCHEN

9'0 x 6'0 (2.74m x 1.83m)

With double glazed window to side, coved ceiling, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, electric oven, electric hob, chimney style, power points, laminated wood style flooring.

BATHROOM

8'0 x 4'0 (2.44m x 1.22m)

With double glazed window to side, coved ceiling, fully tiled walls, panel enclosed bath with mixer tap and shower attached, wash hand basin with mixer tap and vanity unit, low level W.C, heated towel rail, laminated wood style flooring.

BEDROOM ONE

12'10 x 10'0 (3.91m x 3.05m)

With double glazed window to rear, double radiator, power points, laminated wood style flooring.

BEDROOM TWO

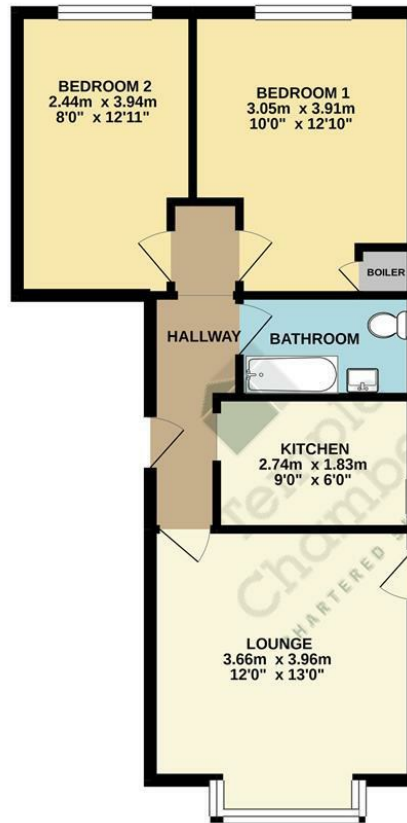
12'11 x 8'0 (3.94m x 2.44m)

With double glazed window to rear, double radiator, power points, laminated wood style flooring.





GROUND FLOOR
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA: 56.0 sq.m. (603 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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