



Brecon Road, Enfield, EN3 4JF

Offers Over £625,000



FOR INVESTORS ONLY – CASH BUYERS

CURRENTLY LET OUT AS 3 UNITS WITH £3,900 PCM INCOME!

An exceptional investment opportunity For Sale on Brecon Road, EN3. This property comprises three separate units under one freehold title, providing a total floor area of 173 square meters.

Property Description:

On the right-hand side of the freehold title stands a spacious three-bedroom house, covering an overall area of 100 square meters. This house features a reception room, a kitchen with an L-shaped layout conservatory, a ground floor shower room, rear garden, and an additional outbuilding.

Adjacent to the house, the ground floor hosts a one-bedroom flat (Flat B) spanning 26 square meters. This unit comprises a living room, kitchen, bedroom, shower room, and its own garden space.

Above Flat B, on the first floor is Flat A, a split-level one-bedroom flat, measuring 47 square meters in total. This flat boasts a kitchen diner, shower room, expansive bedroom extending over 22 feet in length. Additionally, there is a separate loft room, though it's important to note there's no dormer but a window is present.

Nearest Train Stations:

1. Turkey Street Station - 0.4 miles Approximately
2. Brimsdown Station - 0.8 miles Approximately

Bus Routes: The area is well-served by several bus routes connecting to neighbouring areas.

Nearby Shopping Areas: The property is conveniently located near various shopping districts, including the retail offerings along Hertford Road.

Cinemas: Cineworld Enfield is within easy reach for entertainment options.

Parks: Enfield Playing Fields and Albany Park offer nearby green spaces for recreational activities.

This property presents a compelling investment opportunity with its attractive rental income and versatile configuration. Serious investors are encouraged to act swiftly to secure this promising asset.

