



Mahon Close, EN1 4DH
Enfield





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KINGS GROUP offer to the market this CHAIN FREE two-bedroom terraced house. A fantastic opportunity for both first-time buyers and investors. While the property requires some modernisation, it offers significant potential to be transformed into a stylish and comfortable home. The house is located in a highly sought-after area, making it an attractive prospect for those looking to live in a convenient, well-connected part of Enfield.

The ground floor features a lounge/dining room, kitchen area. Upstairs, you will find two good-sized bedrooms and a first-floor bathroom, which also presents an opportunity to update to your personal taste.

The property benefits from a private garden with rear access, offering a peaceful outdoor space to enjoy. There is also the added bonus of an allocated parking space.

Situated in a sought-after location, this property is just a short distance from a range of local amenities, including shops, schools, and parks. The vibrant town centre is within easy reach, offering a variety of shops, restaurants, and leisure facilities. For commuters, Enfield Town Station is only a short distance away, offering direct and fast rail links to central London, making it a prime spot for those who work in the city.

With a potential rental income of £20,000-£21,000 per annum, this property presents an ideal buy-to-let investment, offering strong yields and long-term capital growth in a high-demand area. The location and the size of the property make it highly attractive to potential tenants.

Estate Fee - £275 PA

Offers In The Region Of £355,000



- **Two Bedroom House**

- **Offered Chain Free**

- **Private Estate Fee of £275PA**

- **Rear Access**

- **Potential Rental income of £21,000-£22,000PA**

- **Situated within a Sought After Cul-De-Sac**

- **First Floor Bathroom**

- **Parking Space included**

- **An Ideal First Time Buy or a Buy To Let Opportunity**

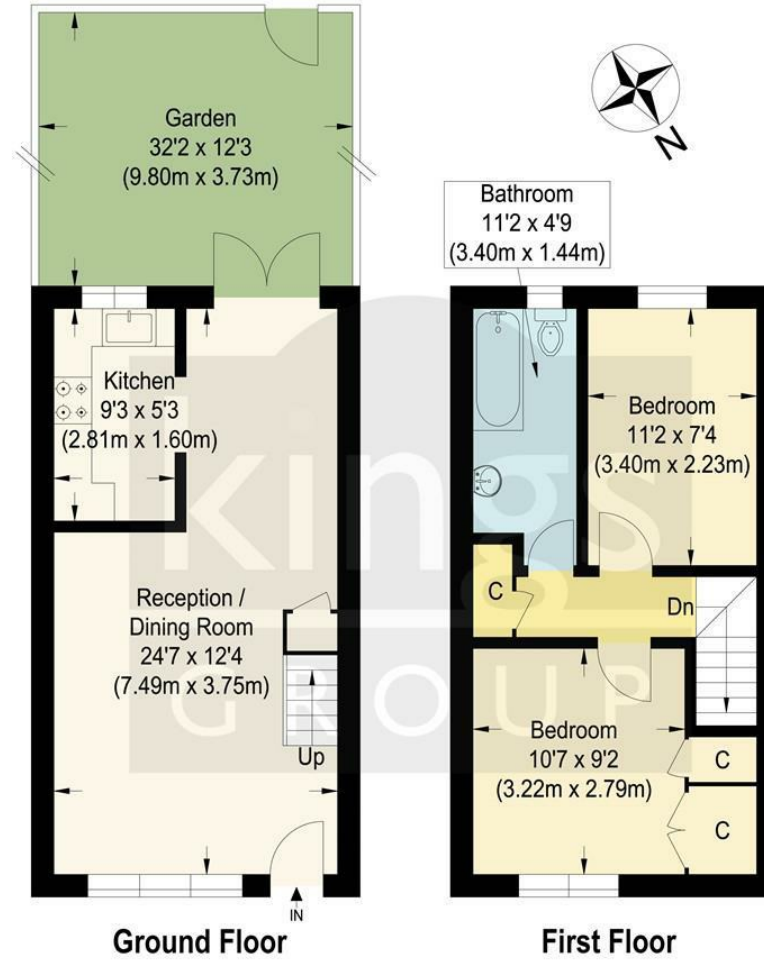
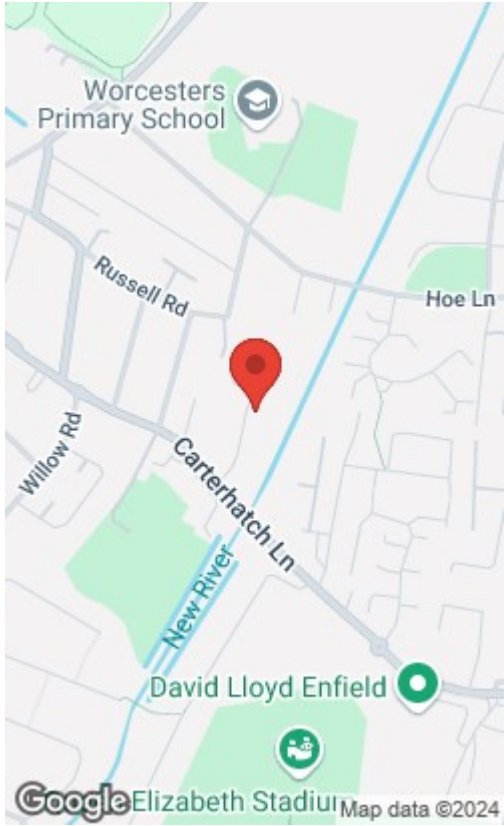








Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54)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



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Approximate Gross Internal Floor Area : 56.20 sq m / 604.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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