



[www.kings-group.net](http://www.kings-group.net)

25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

Sydney Road, Enfield, EN2 6SZ  
£250,000



**\*\*CASH BUYERS ONLY\*\***

Kings Group-Enfield Town are pleased to offer this CHAIN FREE TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT located in the heart of Enfield Town. Step outside to an abundance of local shops and amenities to enjoy right on your doorstep. Furthermore the property provides good access to transport links including local bus routes and Enfield Town Station(0.2 miles). Accommodation comprises fitted kitchen, living room with direct access to your own private balcony, two double bedrooms with en-suite to the master, family bathroom and one allocated parking space. Additionally the development benefits from lift access and a concierge service.

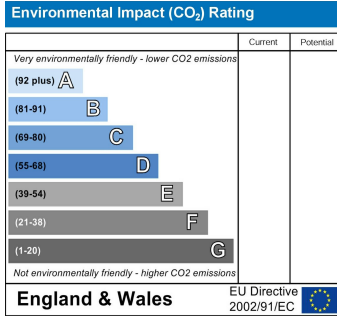
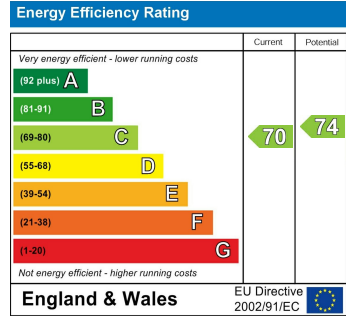
As advised by the seller:

Lease: 100 years remaining

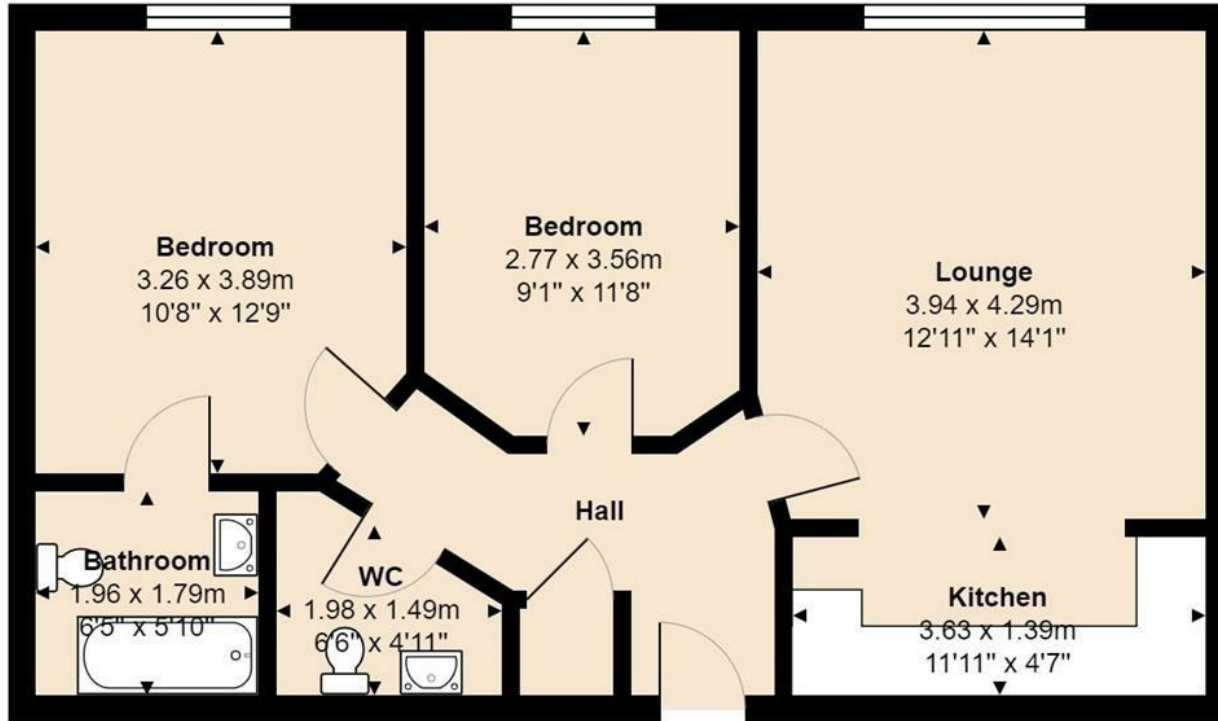
Ground Rent: £ 450 per annum

Service charge: 1st April to 30th September 2024 was £1781, 33-paid every 6 months

We are advised that EWS1 (fire safety risk assessment form) is rated as B2 and that remedial works are required



Flat 308 (3FF & Parking Space 54)



Total Area: 60.1 m<sup>2</sup> ... 647 ft<sup>2</sup>

All measurements are approximate and for display purposes only



