



**1 Crest Drive, Enfield Highway
Offers In The Region Of £300,000 Leasehold**



1 Crest Drive, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- Two Bedroom Masionette
- Situated on the Ground Floor
- New Lease on completion
- Own Section of Rear Garden
- Double Glazed & Gas Central Heating
- A Well Maintained & Presented Property
- Close proximity to all local Shops & Amenities
- An Ideal First time buy or a Buy to Let Opportunity
- Potential Rental income of £19,200

KINGS GROUP are delighted to offer this exceptional ground floor maisonette, now available CHAIN FREE. Boasting a fresh lease extension, granting you 147 years of worry-free living upon completion, this property offers a truly enticing opportunity.

Recently refurbished, this residence features spacious bedrooms, a newly fitted kitchen and bathroom, as well as modern conveniences such as double glazing and gas central heating. Additionally, you'll enjoy the luxury of your own section of rear garden, perfect for relaxation and outdoor enjoyment.

Conveniently situated, this home offers easy access to a wealth of local shops and amenities. Furthermore, its proximity to Turkey Street Station provides direct links to London Liverpool Street, ensuring seamless connectivity for commuters and explorers alike.

Don't miss out on the chance to make this delightful property your new home.

Lease 147 Years on Completion
Service charge £0 PA
Ground rent £100 PA
EPC Rating D
Council Band D

FRONT DOOR LEADING TO

ENTRANCE HALLWAY

With laminate flooring

RECEPTION / DINING ROOM 13'8" x 11'4" (4.17m x 3.45m)

With double glazed windows to front aspect, laminate flooring, radiator, fire place, power points,

KITCHEN 9'2" x 8'2" (2.79m x 2.49m)

With double glazed windows to side aspect, laminate flooring, wall and base units, integrated cooker with electric hob, hood extractor fan, drainer unit sink, power points, door leading to garden,

BEDROOM ONE 15'8" x 9'9" (4.78m x 2.97m)

With double glazed windows to front aspect, laminate flooring, radiator, power points

BEDROOM TWO 12'4" x 8'9" (3.76m x 2.67m)

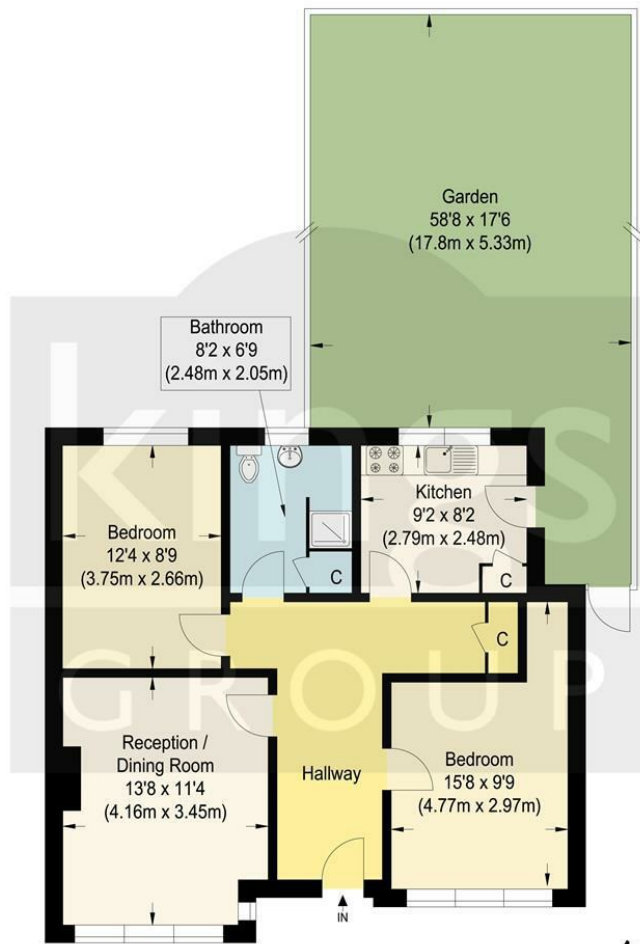
With double glazed windows to side aspect, laminate flooring, power points, radiator,

BATHROOM 8'2" x 6'9" (2.49m x 2.06m)

With opaque window to rear aspect, laminate flooring, shower cubicle, wash basin with vanity unit under, low level WC,

GARDEN 58'8" x 17'6" (17.88m x 5.33m)

Extends approximately 58ft, with side access, fence panels, plant and shrub boarders,



Ground Floor
Crest Drive

Approximate Gross Internal Floor Area : 62.90 sq m / 677.05 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



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