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

Mandeville Road, Enfield, EN3 6SL  
Offers In The Region Of £2,500,000

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GROUP

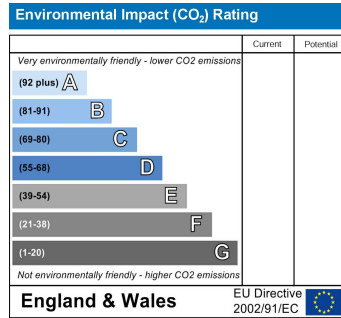
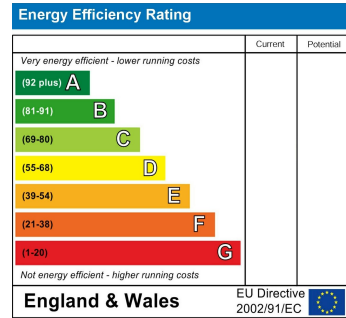
**\*\* 6x1 bed flats and 2x2 bed\*\*** Welcome to an exceptional investment opportunity in EN3! Presenting a lucrative proposition, this property portfolio comprises eight flats along with a spacious rear yard boasting further development potential, subject to planning. With a strategic location and promising returns.  
**Key Features:**

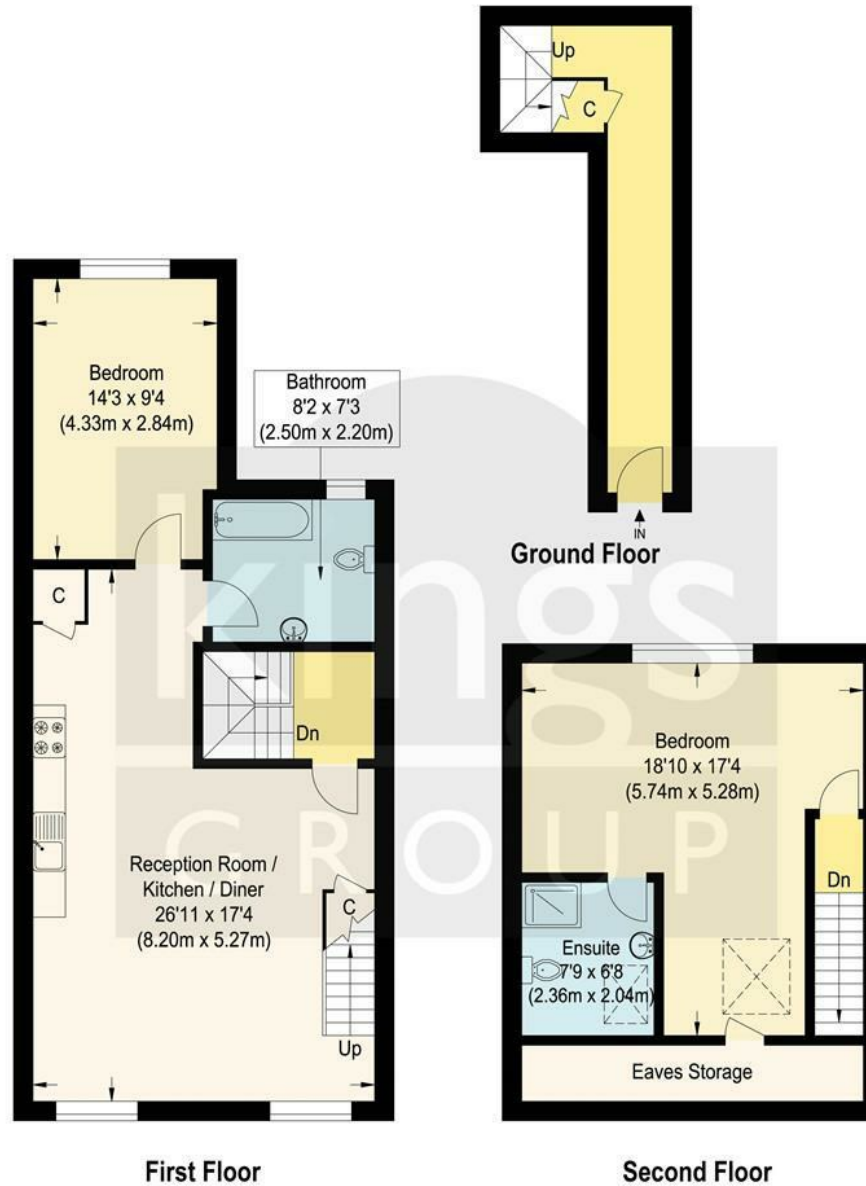
**Eight Flats:** A diverse mix of flats, offering a range of accommodation options to suit varying tenant needs.

**Rear Yard with Development Potential:** Enhance the property's value with potential for additional development, subject to planning permissions. The property is currently occupied with existing tenants, generating an impressive rental income of £114,600 per annum. Enjoy immediate returns on your investment from day one.

**Prime Location:** The property enjoys proximity to an array of local amenities and transportation options. Residents benefit from easy access to shops, restaurants, schools, and recreational facilities, enhancing the property's appeal and rental potential.

**Investment Highlights:**





## Mandeville Road, EN3

Approximate Gross Internal Floor Area : 98.80 sq m / 1063.47 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



