



**52 Keys house Beaconsfield Road, Enfield Highway  
Offers In The Region Of £230,000 Leasehold**



# 52 Keys house Beaconsfield Road, Enfield Highway

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

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

- Two Double Bedroom Apartment
- Ideal for CASH BUYERS
- Communal Grounds
- Lift
- Close Proximity to all Local Shops & Amenities
- Great Access into London Liverpool Street
- Balcony
- Potential Rental income of £18,000-£19,000

KINGS GROUP are delighted to offer Nestled in the charming Beaconsfield Road of Enfield, this delightful property is a gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a modern bathroom, this purpose-built flat offers a comfortable and convenient living space. This well presented property is well suited to CASH BUYERS with potential rental income of £18,000-£19,000 and is also situated within close proximity to all local shops & amenities including Turkey Street Station which has direct access into LONDON LIVERPOOL STREET.

Leasehold  
Freeholders London borough on Enfield  
Term 87 years  
Service charge including building insurance £1,680.00 PA  
Ground rent £10 PA  
Potential rental income £1700 PM or £20,400 PA  
Council Band A  
EPC Band C

## FRONT DOOR LEADING TO:

### HALLWAY

With tiled flooring, radiator

### LOUNGE

With double glazed windows to front aspect, coved ceiling, radiator, laminate flooring

### KITCHEN

With double glazed window to side aspect, tiled flooring, wall and base units with flat top work surfaces, freestanding cooker, extractor fan, drainer unit sink, space for fridge freezer, plumbing for washing machine,

### BEDROOM ONE

With double glazed window to front aspect, radiator, laminate flooring

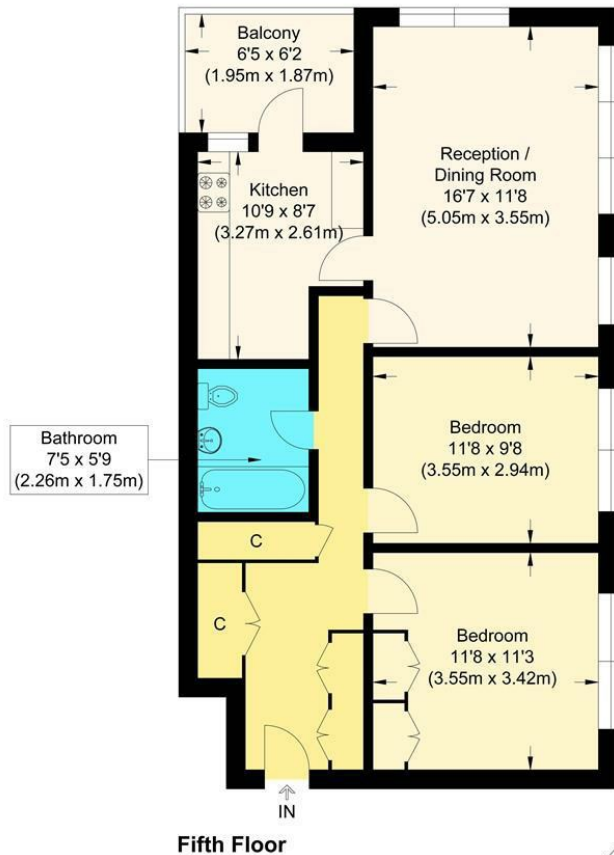
### BEDROOM TWO

With double glazed window to front aspect, radiator, laminate flooring

### BATHROOM

With tiled flooring, panel enclosed bath with shower attachment, textured ceiling, tiled walls, heated towel rail, extractor fan, wash basin with mixer tap, low level WC

### BALCONY



**Keys House**

Approximate Gross Internal Floor Area : 67.40 sq m / 725.48 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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