



www.kings-group.net

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

Westmoor Road, Enfield, EN3 7LF
Offers In The Region Of £299,950

- Nfopp Accredited Agents and ceMAP Mortgage Advisors
- Ground Floor Property with Front & Rear Gardens
- New Lease on Completion of Sale
- Potential Rental Income of £21,000 PA
- Offered with no Forward Chain

- 2 Bedroom Maisonette
- Closeby to Brimsdown, Southbury and Enfield Lock Stations
- No Maintenance/Service Charge
- Council Tax Band B & EPC Band C
- 705.03 Square Feet

****NEW LEASE 125+ YEARS ON COMPLETION****

KINGS GROUP are delighted to offer This spacious two-bedroom ground floor maisonette ideally located just off Green Street in Enfield, offering convenient access to all local shops, amenities, and excellent transport links. Situated within close distance of Brimsdown Station, you'll enjoy direct access into Tottenham Hale and London Liverpool Street, making it perfect for commuters.

The property features two generously sized double bedrooms, ideal for families or sharers. A bright and airy conservatory leads out to the rear garden, providing additional living space and a perfect spot to relax. The maisonette also boasts a fitted kitchen and both front and rear gardens, offering ample outdoor space for gardening or entertaining.

Whether you're a first-time buyer or looking for a buy-to-let investment, this property presents an excellent opportunity. Offered with no onward chain, this home is ready for immediate occupancy.

New Lease on completion of 125 years
 Potential Rental Income PM £1750
 Service charge PA £0
 Buildings insurance PA £500
 Ground rent PA £60
 Council Tax Band B
 EPC Band C

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

With laminate flooring, radiator,

RECEPTION ROOM

12'8" x 10'10" (3.86m x 3.30m)

With double glazed windows, carpeted flooring, power points

BEDROOM ONE

11'0" x 10'10" (3.35m x 3.30m)

With carpeted flooring door, doors leading to lounge, power points

BEDROOM TWO

10'4" x 7'9" (3.15m x 2.36m)

With double glazed window, laminate flooring, radiator, power points

BATHROOM

7'7" x 6'2" (2.31m x 1.88m)

With frosted windows, tiled flooring, panel enclosed bath, wash basin with mixer taps and vanity unit under, low level WC,

LOUNGE / DINER

20'4" x 9'6" (6.20m x 2.90m)

With laminate flooring, double glazed doors leading to garden, power points

KITCHEN

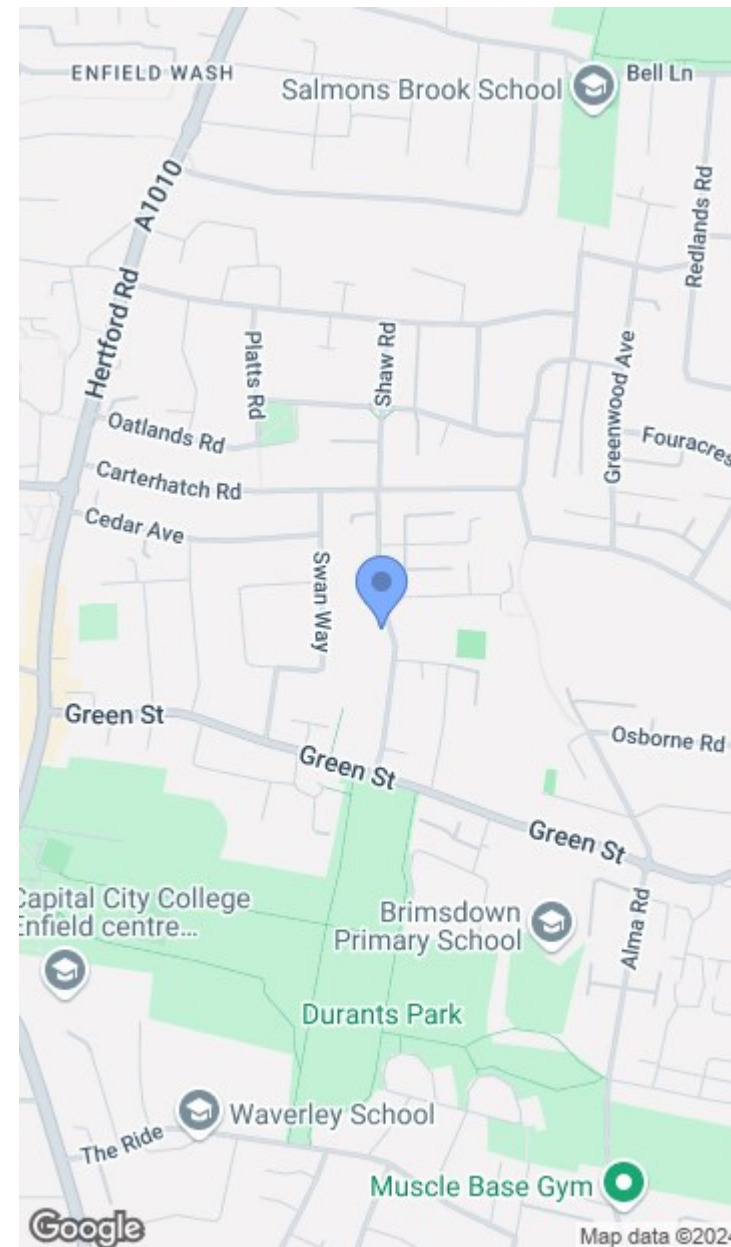
7'11" x 6'2" (2.41m x 1.88m)

With tiled flooring, wall and base units with roll top work surfaces, tiled splash back walls, plumbing for washing machine, space for fridge freezer, drainer unit sink, integrated cooker with electric hob, power points

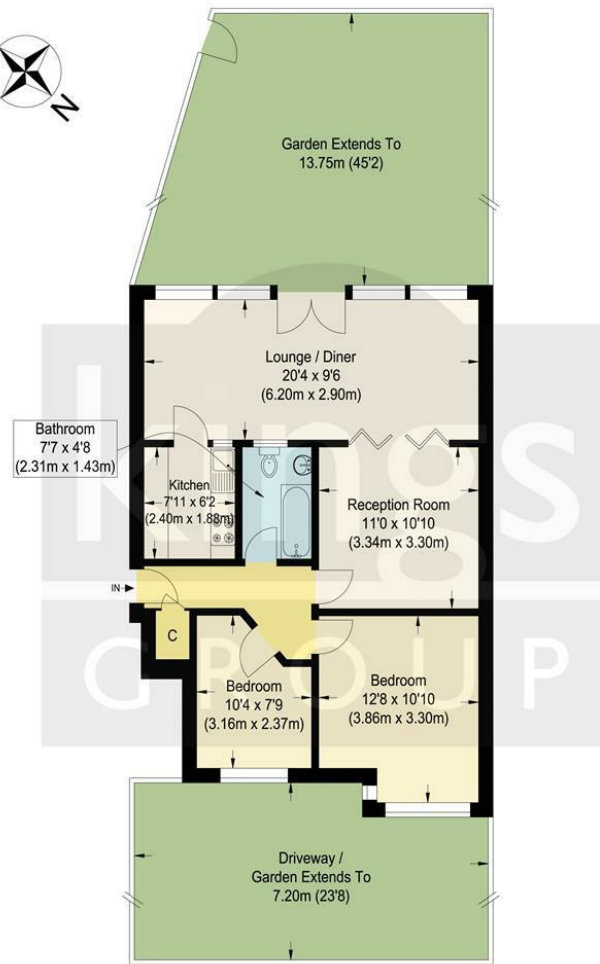
GARDEN

45'2" (13.77m)

Extends approximately 45ft, with fence panels, mainly lawn







Ground Floor
Westmoor Road, EN3

Approximate Gross Internal Floor Area : 65.50 sq m / 705.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

