



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

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

Harston Drive, Enfield, EN3 6GQ  
Offers In The Region Of £279,995



- Nfopp Accredited Agents and ceMAP Mortgage Advisors
- Well Maintained/Presented
- Private Estate with own Shopping Area/Greenery
- New Lease on Completion of Sale
- Electric Heating and Cooking

- 2 Bedroom 2 Bathroom Property
- Private Parking Area for Residents
- EPC Band C and Council Band D
- Close Proximity to Stations serving London
- Sold Independently - CHAIN FREE

Kings Group LLP offer a charming chain-free property located in the desirable Soper Mews, Enfield Island Village. This purpose-built flat boasts a spacious 703 sq ft of living space, perfect for those seeking a comfortable and convenient lifestyle.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two well-appointed bedrooms, providing ample space for a small family, guests, or even a home office.

With two bathrooms, mornings will be a breeze in this property, ensuring privacy and convenience for all residents. The new lease on completion of sale offers peace of mind and a fresh start for the lucky new owners.

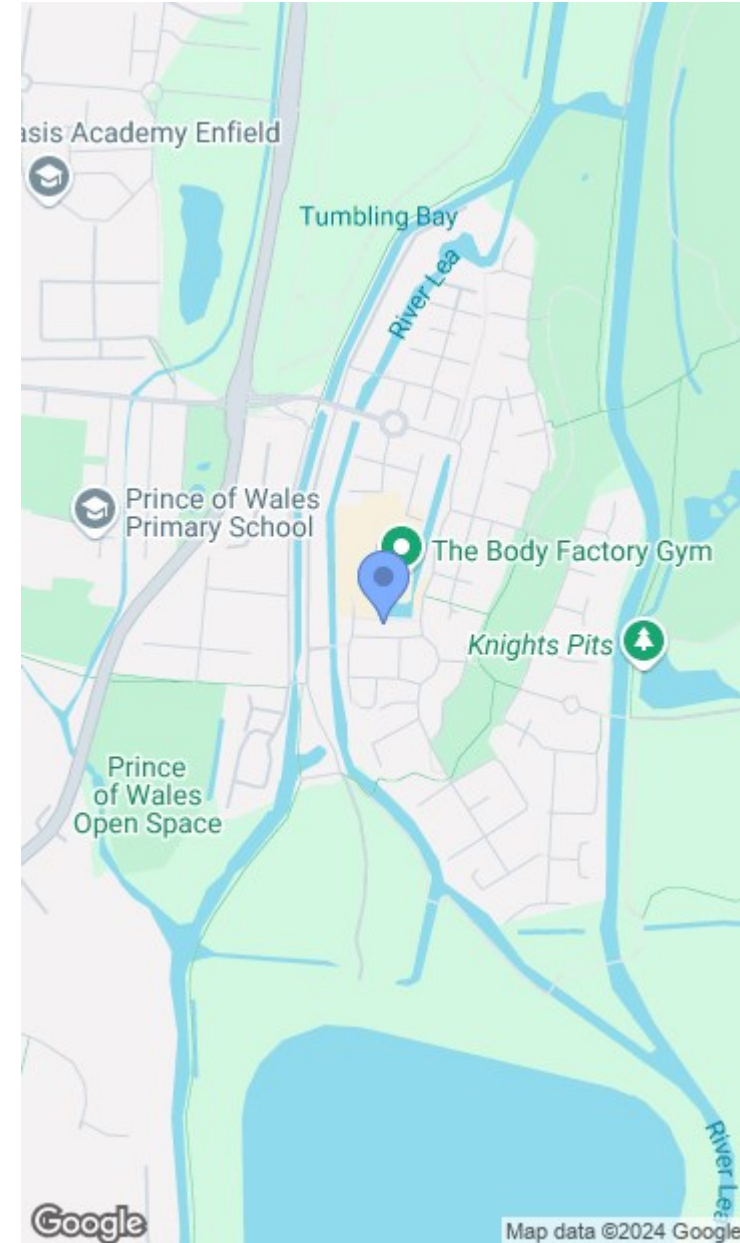
Situated in a private estate with a parking area for local residents, this property not only offers security but also a sense of community. The inclusion of water in the service charge adds to the convenience of living here, making budgeting a little easier.

Conveniently located near Enfield Lock, Brimsdown, and Waltham Cross stations, commuting to London for work or leisure is a breeze. Additionally, the property benefits from its own estate shopping area, providing easy access to daily essentials without the need to travel far.

Surrounded by ample fields and greenery, this property offers a peaceful retreat from the hustle and bustle of city life. Whether you enjoy a leisurely stroll

or simply appreciate the beauty of nature, this location has something for everyone.

Leasehold  
 Lease 161 Years on Completion of Sale  
 Potential rental income PA £19,800  
 Service Charge including Water & Reserve Funds PA £1780.41  
 Buildings insurance PA £361.38  
 Private Estate Rentcharge PA £300  
 Ground Rent PA £100  
 Council Band D  
 EPC Band C

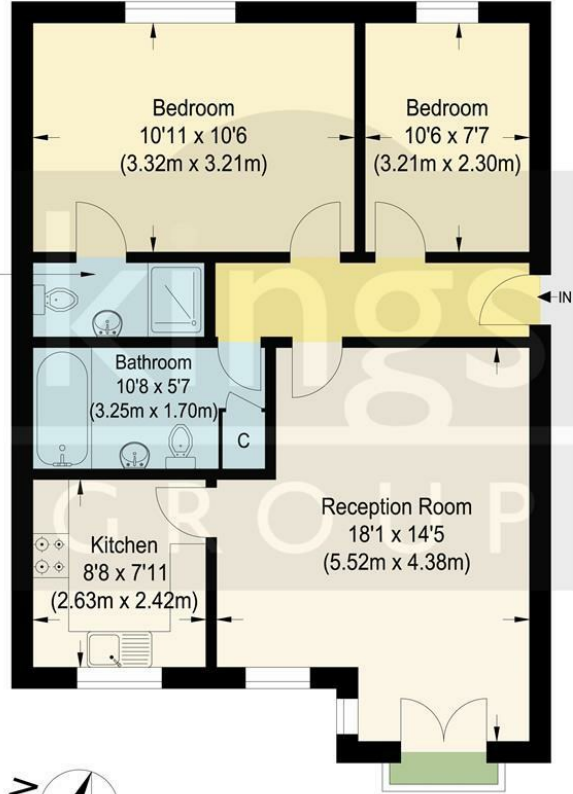








Ensuite  
7'11 x 3'5  
(2.40m x 1.04m)



**First Floor**  
**Soper Mews**

Approximate Gross Internal Floor Area : 65.30 sq m / 702.88 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

