



www.kings-group.net

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

Lytchet Way, Enfield, EN3 5XR
Asking Price £315,000

- Three Bedroom Purpose Built Maisonette
- Close Proximity to all Local Shops & Amenities
- Double Glazed Throughout
- Chain Free
- Communal Grounds

****NEW LEASE ON COMPLETION OF 174 YEARS****
 KINGS GROUP are pleased to present this spacious three-bedroom maisonette, located over two floors in a sought-after area. The property benefits from a practical layout, with a W/C on each floor, an upstairs family bathroom, and generously sized bedrooms. Offered with NO ONWARD CHAIN.

The maisonette is situated within close proximity to a wide range of local shops, amenities, and transport links. You'll find a variety of supermarkets, shops, and restaurants just distance away, ensuring all your daily needs are easily met. For commuters, Enfield Lock Railway Station is within short distance, offering direct services to Tottenham Hale & London Liverpool Street in under 30 minutes. Several bus stops are also nearby, providing convenient links to surrounding areas.

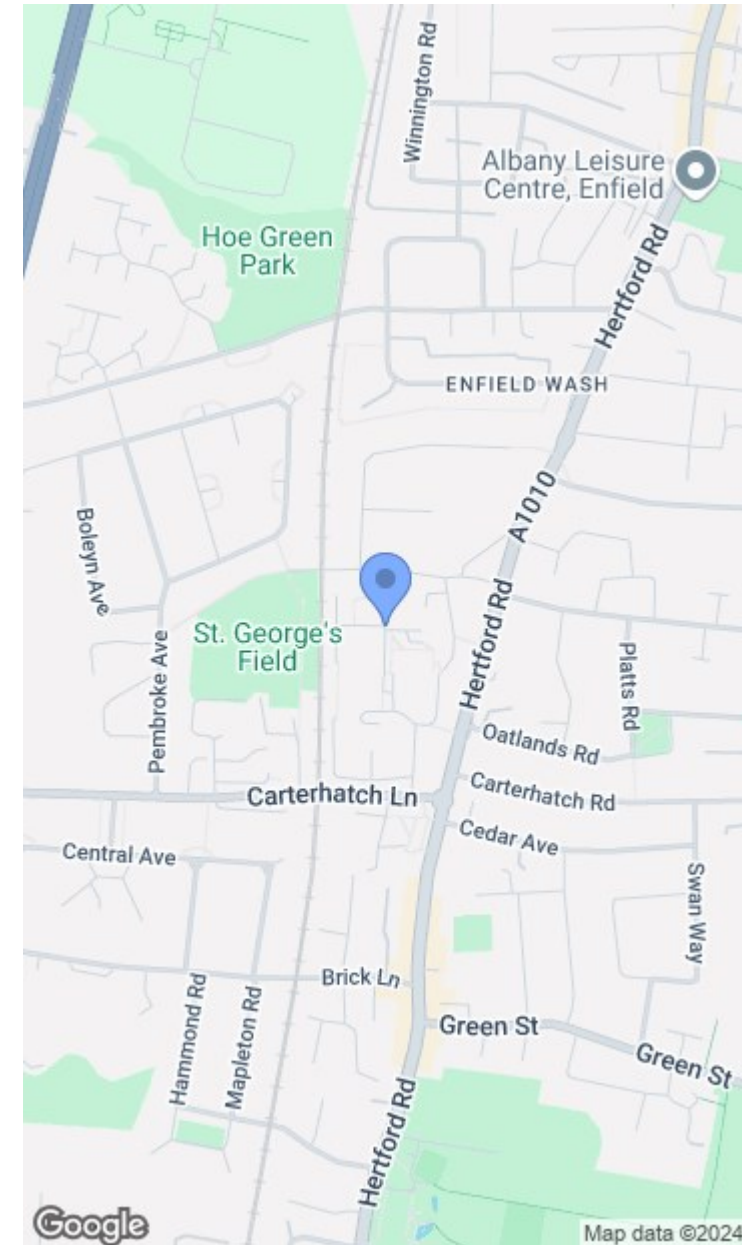
The layout of the property is well-suited to family living, with spacious bedrooms and ample storage. The upstairs bathroom, while the additional W/C on the ground floor adds an extra layer of convenience.

This maisonette also represents a fantastic buy-to-let opportunity. With a potential rental income of £22,000–£23,000 per annum, it's an attractive option for investors seeking steady return. The combination of a great location, spacious layout, and strong demand from tenants makes this property an excellent addition to any portfolio.

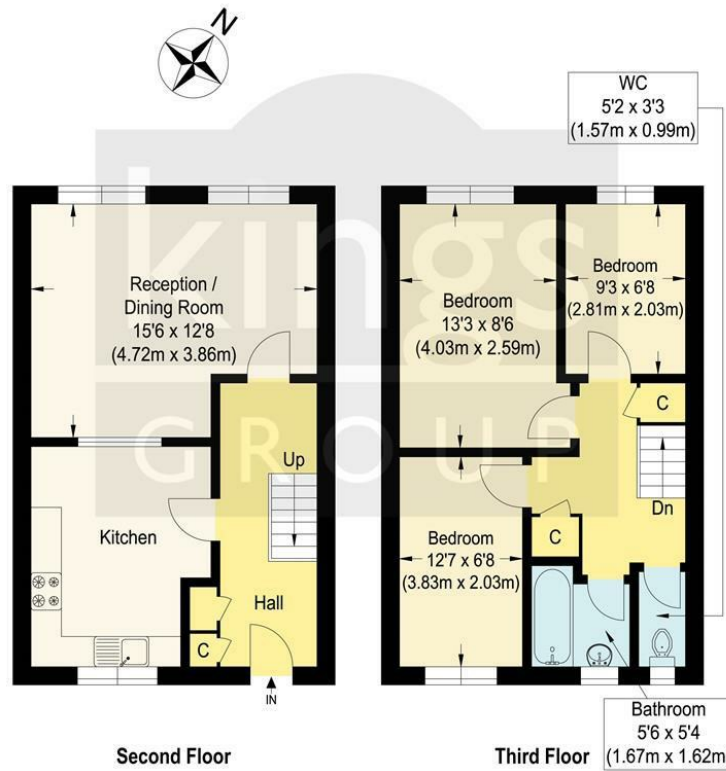
New lease on completion - 90+ additional onto existing term (174 Years)
 Service Charge including building insurance £123

PCM Approx
 Ground Rent PA £10
 Council Tax Band C
 EPC band C

- Arranged Over Two Floors
- W/C on Each Floor
- Offered with a New Lease term on Completion of 174 years
- EPC and Council band C
- An Ideal First Time Buy or a Buy To Let Opportunity with Potential Rental income of £22,000-£23,000PA







Lychet Way

Approximate Gross Internal Floor Area : 72.20 sq m / 777.15 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

