



www.kings-group.net

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Watkin Mews, Enfield, EN3 6LS
Offers In Excess Of £210,000

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000
- 121 years lease unexpired term
- Located on the ground level
- Private estate with own shopping area and gym
- Potential rental income of £1300 PCM

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KINGS GROUP presents to market Watkin Mews, Enfield - a charming property in island village offering a delightful ground floor flat in a purpose-built building, built in circa 2000. This lovely flat boasts a spacious 452 sq ft, perfect for those seeking a cosy yet comfortable living space.

Situated in a private estate, this property provides the luxury of a private residents' parking area, ensuring convenience and security for all residents. The newly extended lease, along with updated features such as a new electric fuseboard and windows, adds a modern touch to this home.

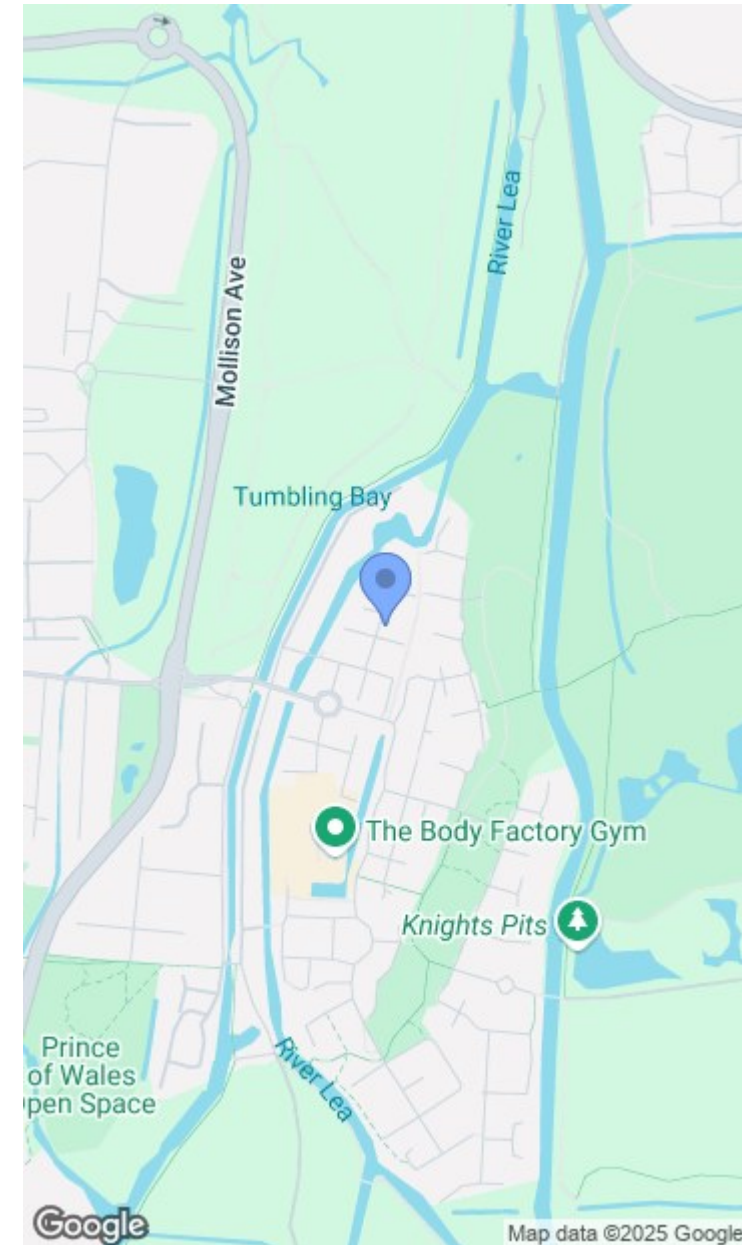
The location of this flat is truly unbeatable, with easy access to Waltham Cross, Enfield Lock, and Brimsdown stations, connecting you effortlessly to Tottenham Hale, Seven Sisters, and London Liverpool Street.

Watkin Mews offers more than just a home; it provides a lifestyle. With its own shopping area, gym, parks, and picturesque greenery views, you'll find everything you need right at your doorstep. The property is in good condition throughout, making it a hassle-free option for those looking to move in promptly.

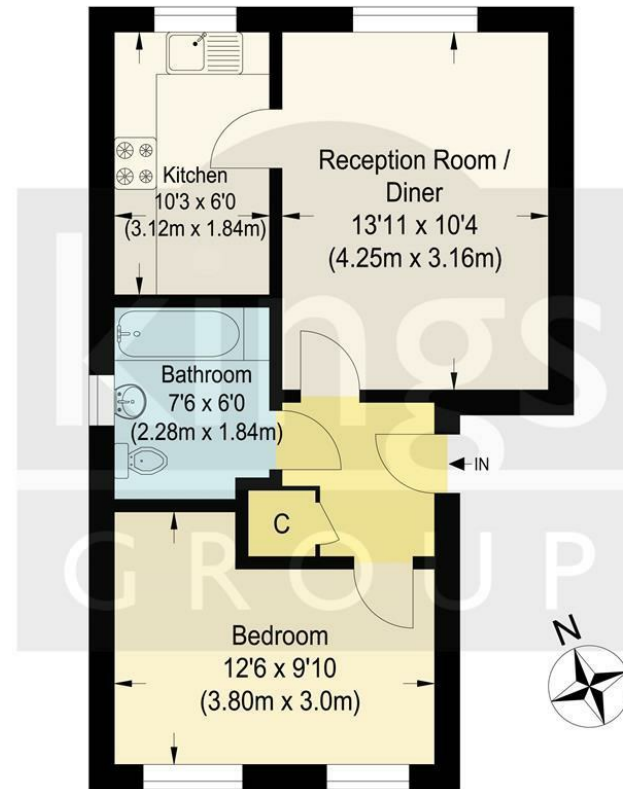
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the

purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers.

- Chain free property and sale
- Newly fitted windows and electric fuseboard
- Private residents' parking and fields
- Close proximity to Waltham Cross, Enfield Lock & Brimsdown stations
- EPC Band C & Council Band C







Ground Floor

Watkin Mews, EN3

Approximate Gross Internal Floor Area : 38.80 sq m / 417.63 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

