



www.kings-group.net

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

171 South Street, Enfield, EN3 4GR
Offers In Excess Of £365,000

KINGS GROUP OFFER a Modern Living at Fairfield House. Step into a world of elegance with this exquisite two-bedroom flat, nestled in the prestigious development. Boasting a contemporary design and an abundance of space, this property is the epitome of modern comfort.

Key Features

*Open Plan Living - A luminous kitchen/reception area, perfect for entertaining guests or enjoying quiet evenings at home.

*Private Balcony - With serene views.

*Two Double Bedrooms- Each room offers ample space, with the main bedroom featuring a fitted wardrobe and expansive windows for natural light.

*Luxury Amenities - Enjoy the convenience of a lift, video entry system, and a secure, welcoming community.

*Close Proximity to all local shops & Amenities.

*Ponders End Station - A stone throw walk away, whisking you to London Liverpool Street in 20 minutes and Tottenham Hale in 5 minutes.

*Connectivity - Easy access to the Victoria line, Stansted Express, and the anticipated Crossrail 2.

*Shops, Eateries, and More Discover local boutiques, cosy cafes, reputable schools, and parks all within close proximity.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the

services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £50 plus VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

243-year lease.

Service charge at £2350 PA

Ground rent at £300 PA

Standard construction - Brick and tiled.

Council Tax Band C





