



www.kings-group.net

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

Holmwood Road, Enfield, EN3 6QL
Offers In The Region Of £285,000

- Two Bedroom Property in Enfield London
- Gas Fired Boiler & Double Glazed Windows
- Council Band C & EPC Band C
- Located Just Off The Hertford Road
- Splendid Access Into Seven Sisters, Tottenham Hale, And Liverpool Street
- Situated On The First Floor
- New Lease On Completion of Sale
- Potential Rental Income of £1850 PCM
- Proximity to Waltham Cross, Turkey Street, And Enfield Lock Stations
- Being Offered Chain Free

KINGS GROUP offer on the charming Holmwood Road in Enfield, this delightful two-bedroom flat offering a perfect blend of comfort and convenience. Spanning an inviting 694 square feet, this property, built between 1950 and 1959, is in good condition and ready for its new owners to move in or let out.

The house features a spacious reception room, ideal for relaxing or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and relaxation, while the bathroom is conveniently located to serve both bedrooms. The property benefits from a gas-fired boiler and double-glazed windows, ensuring warmth and energy efficiency throughout the year.

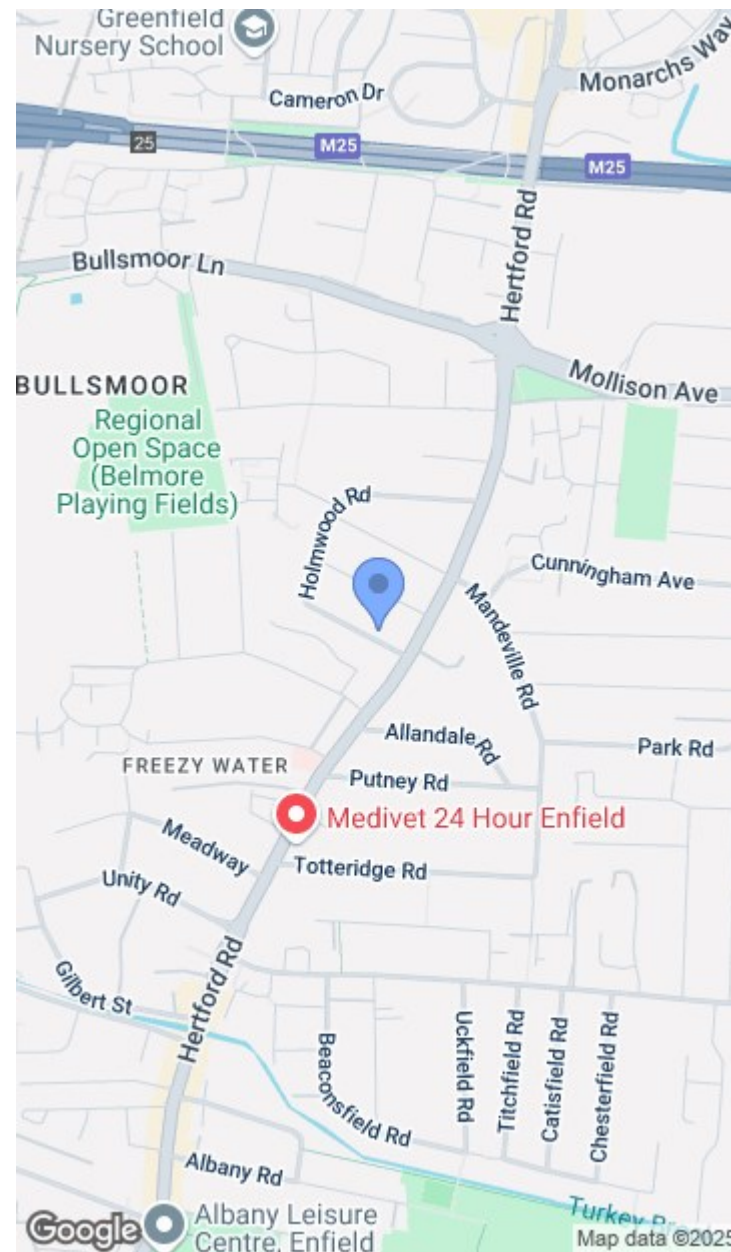
One of the standout features of this home is its prime location. Situated close to London, residents will enjoy easy access to train stations and local shops, making daily commutes and errands a breeze. The area is known for its desirable community, making it an attractive option for both families and professionals alike.

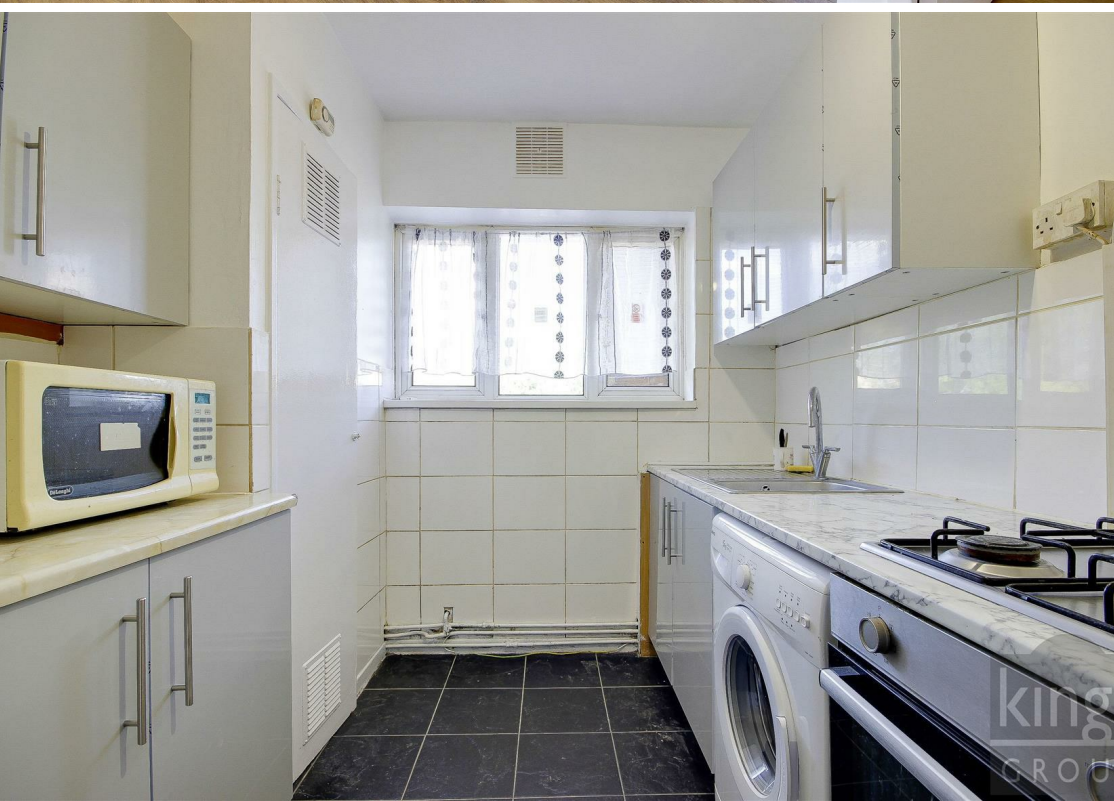
With a potential rental income of £1,850 per month, this property presents an excellent investment opportunity for those looking to enter the rental market. Additionally, it comes with a new lease upon completion of the sale, providing peace of mind for future tenants or homeowners.

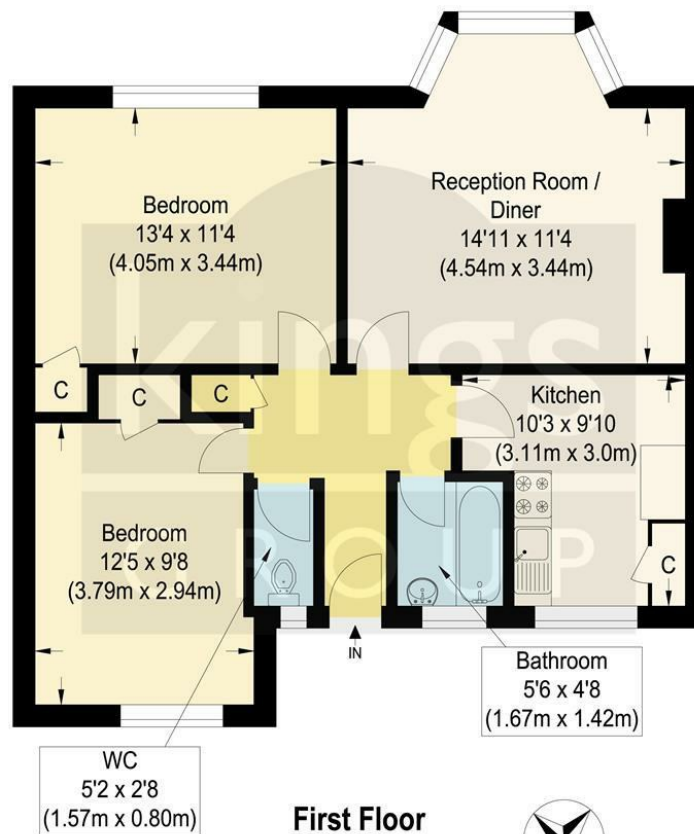
This house is classified under council and EPC band C, indicating its energy efficiency and suitability for modern living. Whether you are looking to settle down in a vibrant area or seeking a lucrative rental

investment, this property on Holmwood Road is not to be missed.

Leasehold Term 172 years
 Service Charge PA Including Ground Rent Approx £1,440
 Council Band C
 EPC Band C
 Standard Construction
 Low Flood Risk







Holmwood Road, EN3

Approximate Gross Internal Floor Area : 64.50 sq m / 694.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

