



www.kings-group.net

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Enfield Highway EN3 5AZ
Tel: 020 8805 5959

Bridle Close, Enfield, EN3 6EB
Offers In The Region Of £295,000

- 900+ Years Lease Term
- An Ideal First Time Buy
- Ideal Access into Tottenham Hale & London Liverpool Street
- Double Glazed Windows & Gas Central Heating
- Common Parking and Gardens

KINGS GROUP offer situated in the charming Bridle Close of Enfield, this delightful 2-bedroom first floor property, which is waiting to be discovered by the next homebuyer. With over 900 years left on the lease, this property offers a sense of security and longevity that is hard to come by.

Upon entering, you are greeted by a spacious entrance hall that leads to generously sized rooms adorned with double-glazed windows that flood the space with natural light. What sets this property apart is the small community feel within the building, with only 6 flats in total. The harmonious atmosphere where everyone gets along creates a welcoming environment that is rare to find in today's bustling world.

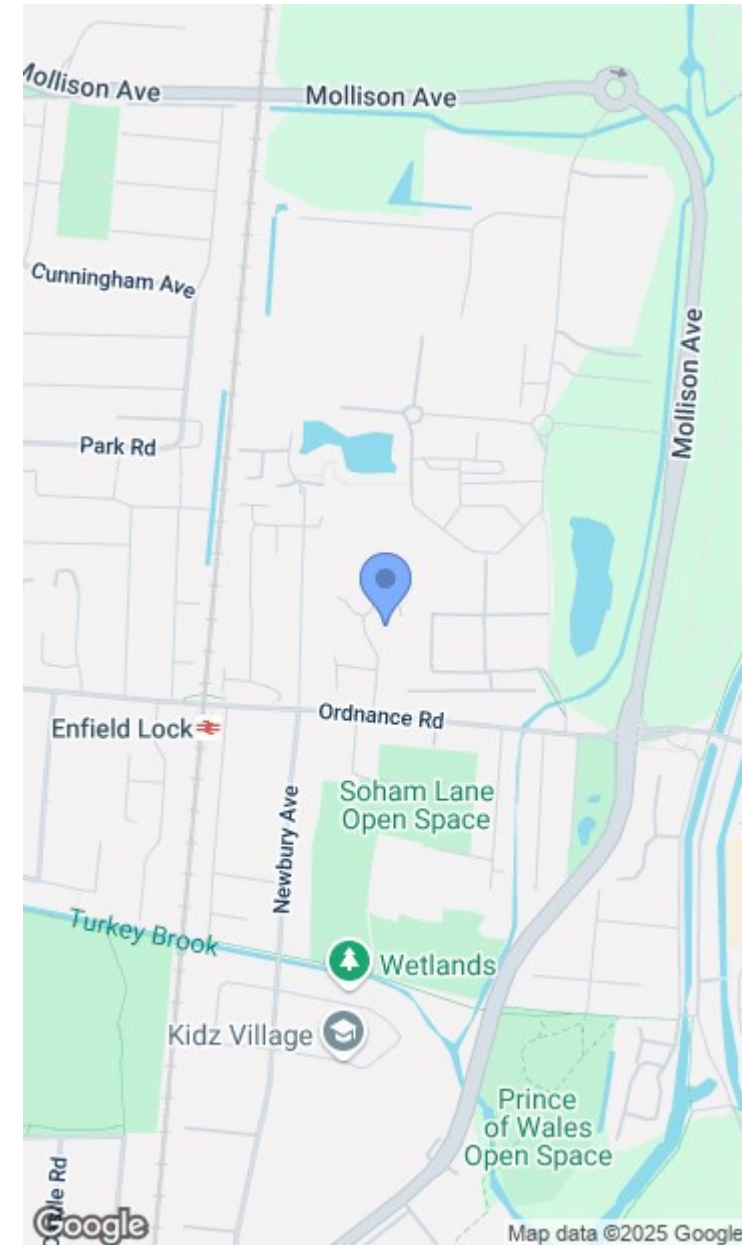
The location of this home is truly unbeatable. Situated off Ordnance Road in a peaceful cul-de-sac, you can enjoy the tranquillity of suburban living while still being within easy reach of Enfield Lock, Brimsdown, Turkey Street, and Waltham Cross stations, providing convenient access to London City. Additionally, the proximity to the A10, M25, and M11 ensures that you can easily navigate in and around the city.

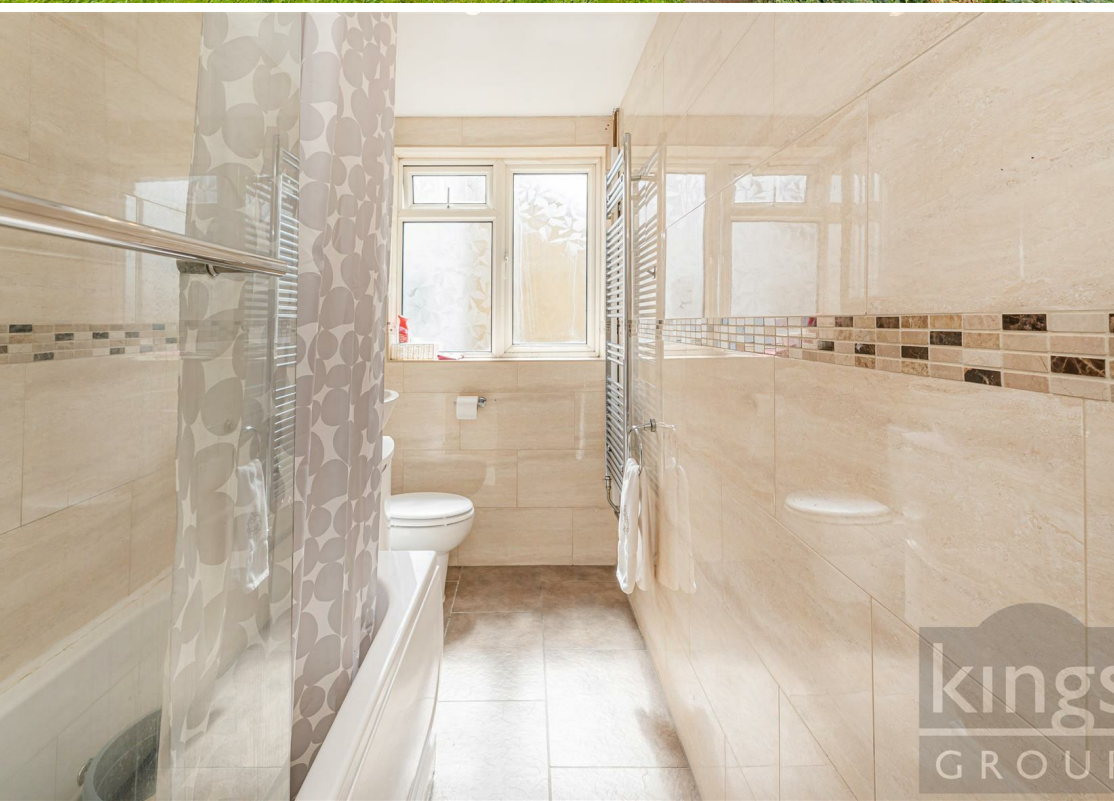
With an Energy Performance Certificate rating of D and a council tax band of C, this property not only offers comfort and convenience but also efficiency and affordability.

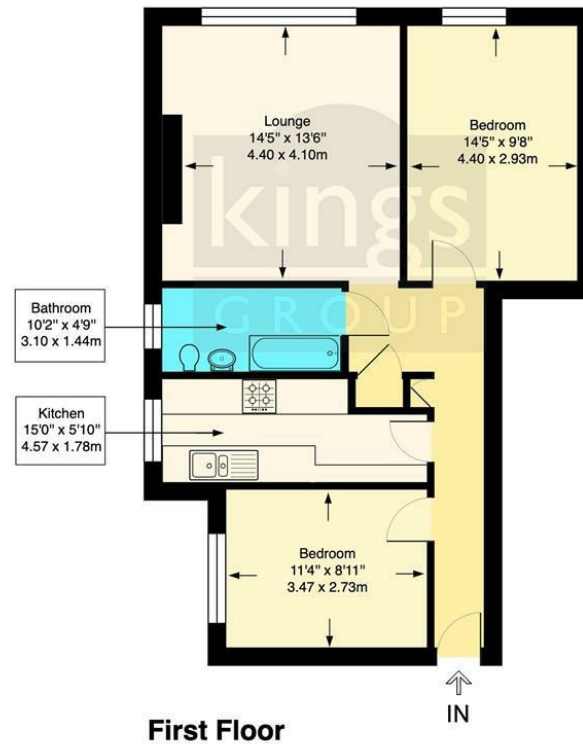
Leasehold Term 937 Years
Service Charges Approx £2,025 PA
Ground Rent £15.75 PA

Standard Construction
Low Flood Risk
Council Band C
EPC Band D

- Situated On The First Floor
- Well Maintained/Presented Throughout
- Modern Fitted Kitchen
- Council Band C & EPC Band D
- Situated Within A Cul-De-Sac Road







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Approximate Gross Internal Floor Area : 63.6 sq m / 684 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

