



**63 Lawson Road, Enfield Highway**  
**Offers In The Region Of £340,000 Leasehold**





# 63 Lawson Road, Enfield Highway

186 Hertford Road, Enfield Highway,  
Middlesex, EN3 5AZ

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

- Spacious 3-bedroom maisonette offered with no onward chain
- Ground floor features a bright lounge/dining room, fitted kitchen, WC, and private rear garden
- First floor includes three generously sized bedrooms and a family bathroom
- Ample internal storage throughout the property
- Double glazed windows and gas central heating
- Ideal for first-time buyers seeking a ready-to-move-in home
- Attractive buy-to-let opportunity with strong rental demand
- Offered with no onward chain
- New Lease of 172 Years on Completion
- Close to Enfield Heights Academy, Carterhatch schools, and Turkey Street & Brimsdown Station

**\*\*NEW LEASE ON COMPLETION\*\*** This well-presented THREE BEDROOM maisonette offers a fantastic opportunity for both first-time buyers and investors alike. Conveniently located within close proximity to all local shops and amenities, the property is offered CHAIN FREE.

On the ground floor, the home features a bright and spacious lounge/dining room that provides a comfortable setting for everyday living and entertaining. The fitted kitchen is well-equipped with ample storage and workspace, ideal for any home cook. A separate WC adds to the practicality of the layout, while direct access to your own private rear garden.

Upstairs, the first floor comprises three generously sized bedrooms, each offering good proportions and versatility whether used as bedrooms, office space, or additional storage. The family bathroom is neatly presented and easily serves the entire household. Throughout the property, there is ample storage.

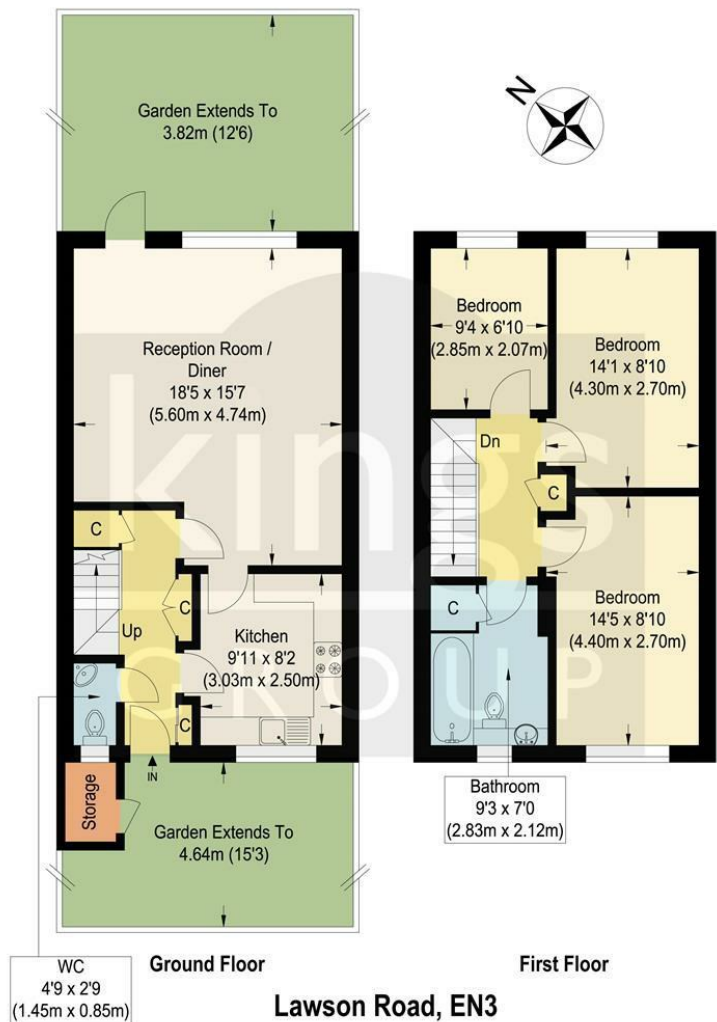
Additional features include double glazed windows and gas central heating, providing warmth and energy efficiency

year-round. This maisonette is ready for immediate occupation and requires no onward chain, making it ideal for those looking to move quickly.

Families will appreciate the proximity to schools such as Enfield Heights Academy and Carterhatch Infant and Junior Schools. For commuters, Turkey Street and Brimsdown Station are both under a mile away, offering convenient links into Tottenham Hale & London Liverpool Street.

With an achievable rental income of approximately £1,950 per calendar month, this property is also an excellent buy-to-let opportunity with strong yield potential.

New Lease On Completion (172 Years)  
Service Charge £149 PCM Including Building Insurance  
Ground Rent £10 PA  
Council Tax Band C  
Low Flood Risk  
Standard Construction



**Ground Floor**

**First Floor**

**Lawson Road, EN3**

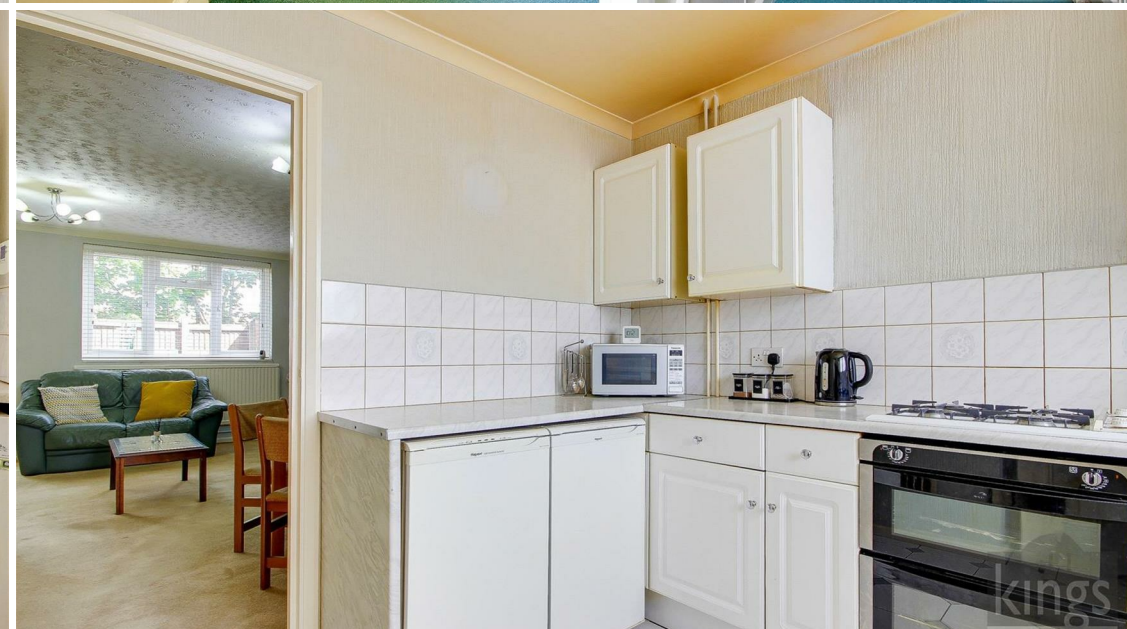
Approximate Gross Internal Floor Area : 83.20 sq m / 895.55 sq ft  
(Excluding Storage)

Illustration for identification purposes only, measurements are approximate, not to scale.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor





186 Hertford Road, Enfield Highway,  
Middlesex, EN3 5AZ

020 8805 5959

[www.kings-group.net](http://www.kings-group.net)



[Zoopla.co.uk](http://Zoopla.co.uk)



[rightmove.co.uk](http://rightmove.co.uk)  
The UK's number one property website

