



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

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

Lincoln Way, Enfield, EN1 1TB  
Offers In The Region Of £325,000



- Nfopp accredited agents and ceMAP mortgage brokers
- Over 900 years on the leasehold term
- Potential rental income of £1,900 PCM
- Gas central heating & double glazed windows
- Great access into London city

Kings Group offer in the charming area of Lincoln Way, Enfield, this delightful First Floor maisonette offering a perfect blend of comfort and convenience. Built in circa 1940s, the property exudes a sense of character while providing modern living spaces that cater to today's lifestyle.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The layout flows seamlessly, making it easy to envision your personal touch in this lovely space.

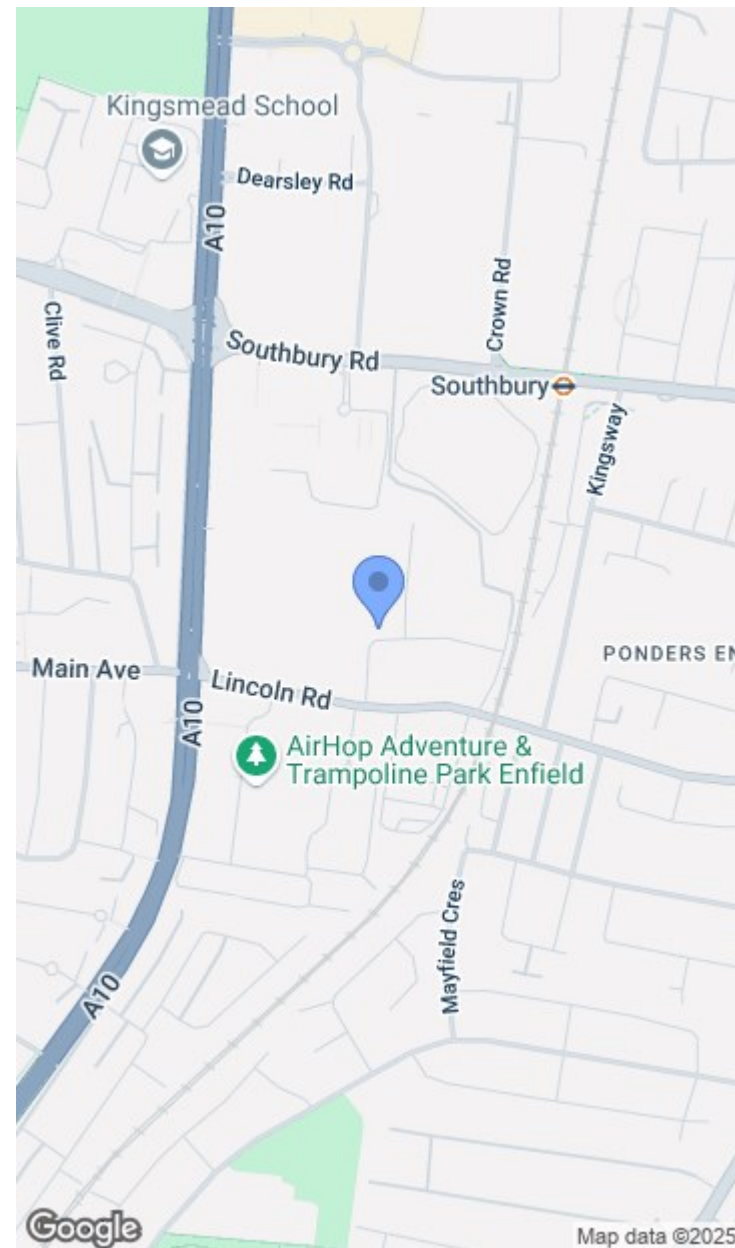
The maisonette features two well-proportioned bedrooms, providing ample space for rest and privacy. Each room is designed to be versatile, whether you wish to create a tranquil sanctuary or a vibrant study. The property also includes a well-appointed bathroom, ensuring that all your daily needs are met with ease.

Located in a desirable neighbourhood, this home is conveniently situated near local amenities, including shops, parks, and transport links, making it an excellent choice for both families and professionals alike. The surrounding area boasts a friendly community atmosphere, perfect for those looking to settle down in a welcoming environment.

This maisonette presents a wonderful opportunity for anyone seeking a charming home in Enfield. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

Leasehold Term 958 Years  
Standard Construction  
Low Flood Risk  
Service Charges £0 PA  
Ground Rent £10 PA  
Council Tax Band C  
EPC Rating D

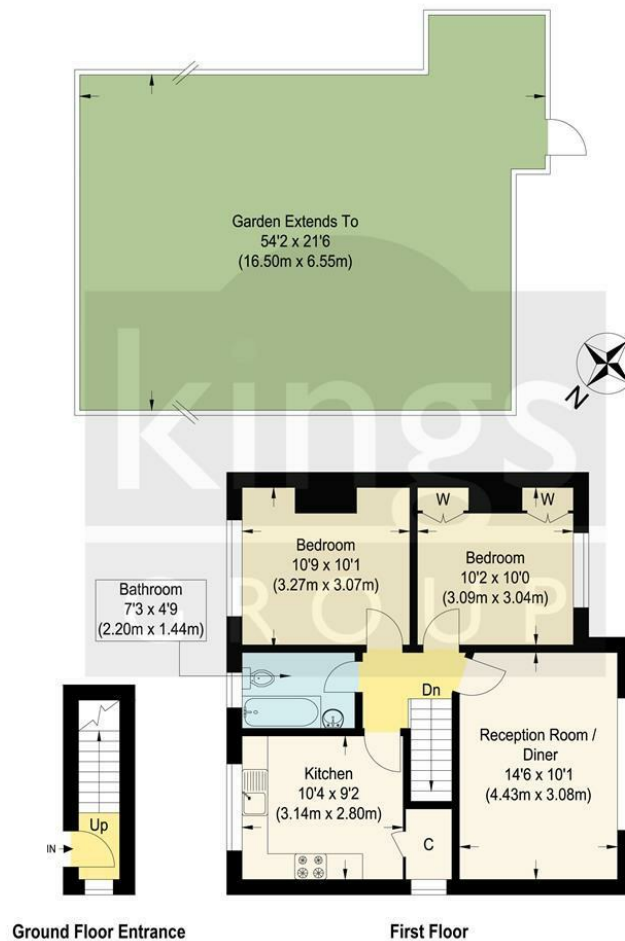
- Upstairs maisonette with own section of rear garden
- No service or ground rent charges
- Offered to the market chain free
- Proximity to the A10
- Council tax band C & EPC rating D











## Lincoln Way, EN1

Approximate Gross Internal Floor Area : 56.0 sq m / 602.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

