



www.kings-group.net

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

Alma Road, Enfield, EN3 4FW
Offers In The Region Of £360,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Situated on the second-floor with balcony
- Generating currently £1,850 PCM rental income
- New-home warranty (NHBC) and valid for another circa 5 years
- Proximity to Ponders End & Southbury train stations

KINGS GROUP offer on Alma Road in Enfield, this exquisite two-bedroom, two-bathroom flat offering a perfect blend of modern living and convenience. Situated on the second floor of a newly built development by Countryside Homes, this property is crafted with premium materials and a thoughtfully designed layout, ensuring both comfort and style.

Location is key, and this property is just a stone's throw from Ponders End Station, providing excellent transport links to Tottenham Hale and London City. This makes it an attractive option for both commuters and those seeking the vibrant lifestyle that London has to offer.

Currently achieving a rental income of £1,850 per calendar month, this flat presents a fantastic opportunity for landlords looking to expand their portfolio or for first-time buyers eager to step onto the property ladder. The property is sold chain-free, allowing for a smooth and straightforward purchase process without the need for a related sale.

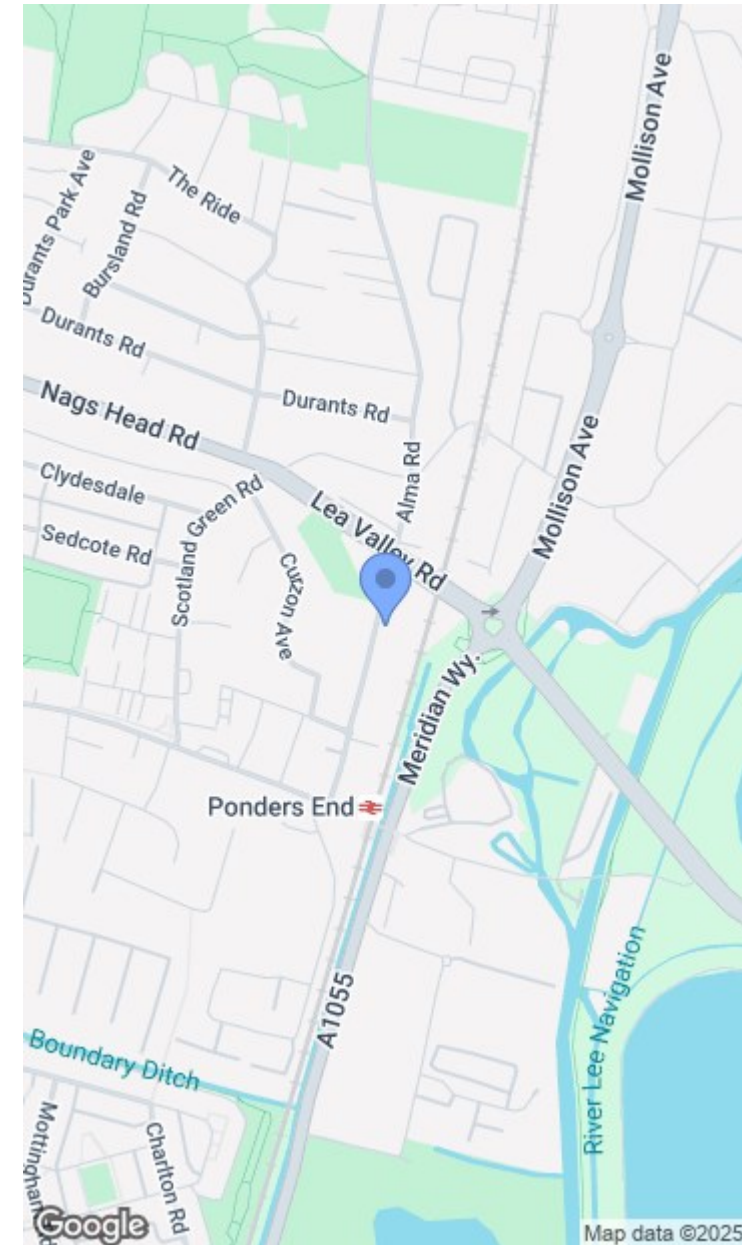
With an Energy Performance Certificate (EPC) rating of Band B and a council tax band of C, this flat not only offers modern living but also energy efficiency. Additionally, an External Wall Fire Review (ESW1) is available, providing peace of mind for potential buyers.

Leasehold Term 242 Years
Service Charge PA £3,000
Ground Rent PA £300
Council Band C
EPC Band B

- Two-bedroom two-bathroom property in Enfield London
- Council Band C & EPC Band B
- Suitable for homebuyers or landlords
- Updated External Wall Safety Certificate available (EWS1 Form)
- Splendid access into Tottenham Hale & London City

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 £60 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.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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