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**Bullsmoor Lane, Enfield, EN1 4SW**  
**Offers In The Region Of £195,000**

- Nfopp accredited agents & ceMAP mortgage advisors
- Council Band B & EPC Band D
- Proximity to Waltham Cross & Turkey Street stations
- Potential rental income of £1,300 PCM
- Common car park with allocated space

KINGS GROUP offer in the sought-after EN1 postcode, this charming one-bedroom flat on Bullsmoor Lane, Enfield, presenting an excellent opportunity for both homebuyers and investors alike. Spanning an inviting 479 square feet, this first-floor residence is offered chain-free, allowing for a seamless transition into your new home.

The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom and a modern bathroom. While the property is ready to move into, it also offers the potential for cosmetic enhancements over time, allowing you to personalise the space to your taste.

Convenience is a hallmark of this location, with easy access to the A10, M25, and M11, as well as proximity to local stations that provide excellent transport links to London City and surrounding areas. This makes it an ideal choice for commuters. Additionally, the property comes with an allocated parking space, a valuable asset in this bustling area.

With a long lease in place and an Energy Performance Certificate rating of D, this flat is not only a comfortable living space but also a sound investment. The potential rental income of £1,300 per calendar month further underscores its appeal for those looking to enter the rental market.

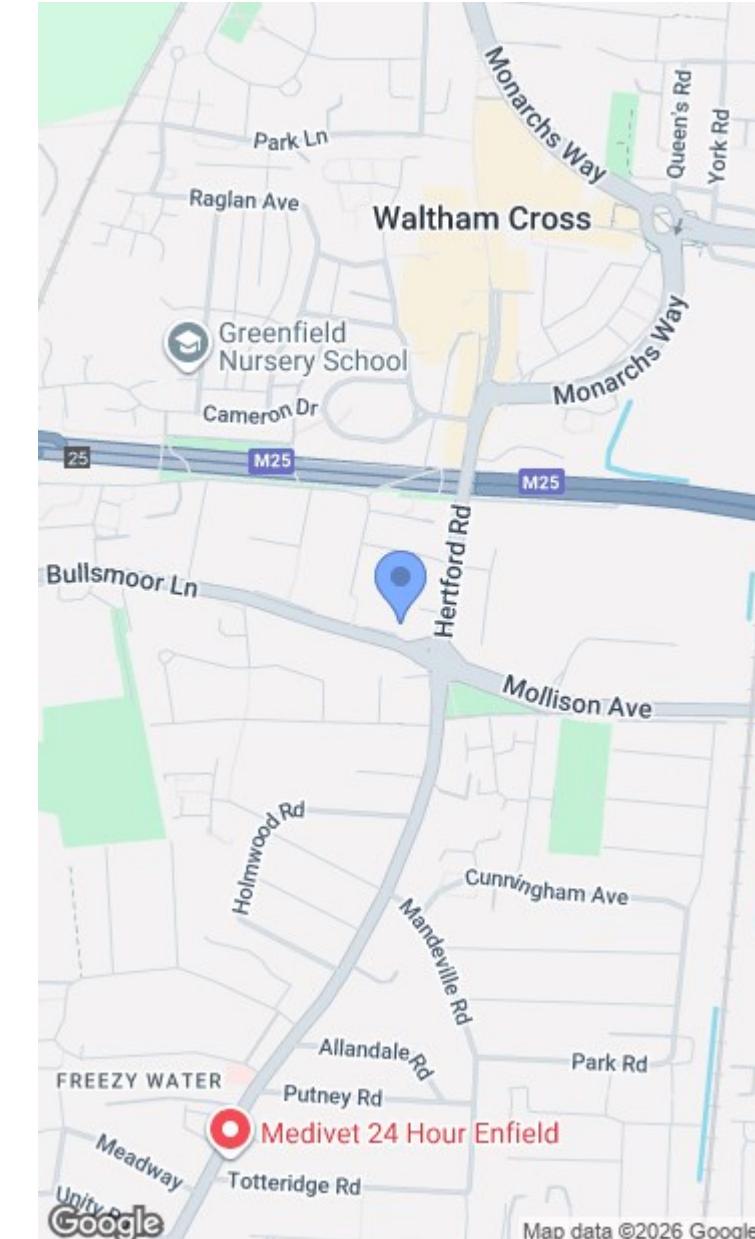
Leasehold 135 Years  
Potential Rental Value £1,300 PCM  
Service Charge PA £2,253.66  
Ground Rent PA £35

- One-bedroom flat situated on the first floor (private building)
- Located in the ever desirable EN1 London post code
- Splendid access into Tottenham Hale & London City
- Suited for landlords and homebuyers alike
- Offered to market chain-free (no related purchase)

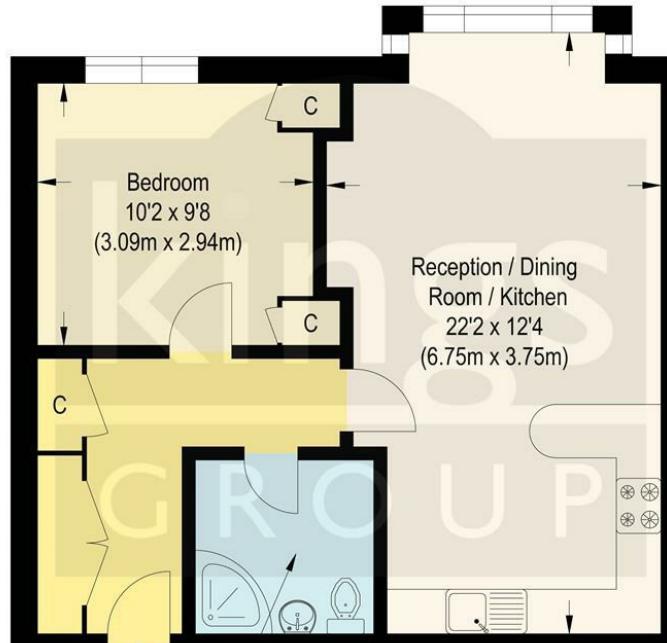
Council Band B  
EPC Band D

#### 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.







## First Floor

### St. Giles Court

Approximate Gross Internal Floor Area : 44.50 sq m / 478.99 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Associated Offices in London, Essex and Hertfordshire  
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