

## Lawson Road, Enfield, EN3 5XL

Unique Estates is delighted to present this charming three-bedroom ground and first floor maisonette located on Lawson Road in Enfield. This property is an excellent opportunity for both investors and families alike, as it is offered on a chain-free basis and will benefit from a brand new lease of 175 years, the property is currently tenanted but can be sold with vacant possession

Upon entering, you will find a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is well-equipped, making meal preparation a pleasure. The property also features a convenient downstairs WC, ensuring practicality for everyday living.

The maisonette boasts three generously sized double bedrooms, providing ample space for family or guests. The upstairs family bathroom is fitted with a three-piece suite, catering to all your bathing needs. Throughout the property, you will find plenty of storage options, making it easy to keep your living space tidy and organised.

One of the standout features of this property is its own private rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, there is outside storage space, which is always a valuable asset.

The location is particularly appealing, as it is situated close to sought-after schools and excellent transport links, making commuting and daily errands convenient. This property can be purchased with a tenant in situ, providing an immediate rental income, or it can be sold with vacant possession for those looking to move in themselves.

In summary, this maisonette offers a fantastic opportunity for comfortable living in a desirable area of Enfield. Don't miss your chance to make this lovely property your new home.

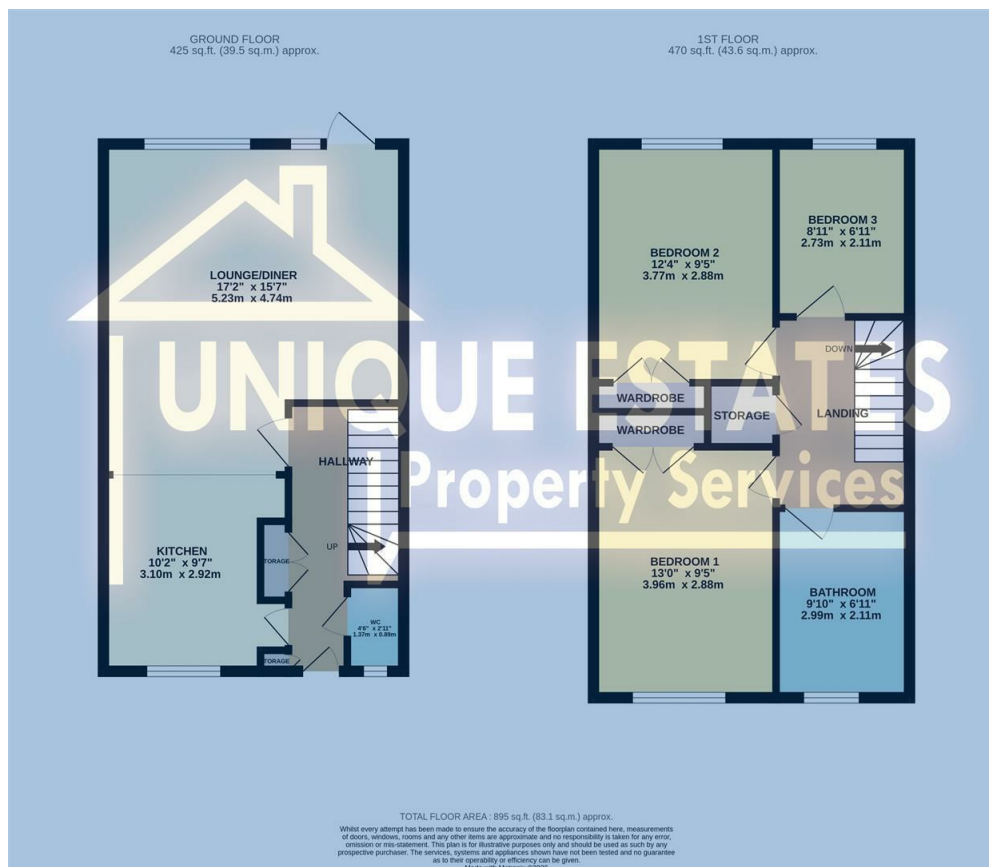


## £325,000 Leasehold

**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

Email: [info@uniqueestates.co.uk](mailto:info@uniqueestates.co.uk) Web: [www.uniqueestates.co.uk](http://www.uniqueestates.co.uk)

Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.  
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



- NEW LEASE - 175 YEARS
- 3 BEDROOMS
- GROUND AND FIRST FLOOR MAISONNETTE
- OWN PRIVATE REAR GARDEN
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- DOWNSTAIRS WC + UPSTAIRS BATHROOM
- AMPLE STORAGE
- CLOSE TO TRANSPORT LINKS & SHOPS
- CHAIN FREE



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.