



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

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

**Addison Road, Enfield, EN3 5LE**  
**Offers In The Region Of £269,000**

- NFOPP accredited agency & ceMAP mortgage advisors
- Situated in a purpose-built building with residents' parking
- Potential rental value of £1650 PCM
- Splendid access into Tottenham Hale & London City
- Offered to market chain-free (no related purchase)

KINGS GROUP welcome to market this charming two-bedroom apartment located in the desirable Barnabas Court on Addison Road, Enfield. This purpose-built flat, situated on the second floor, offers a generous living space of 710 square feet, making it an ideal choice for both first-time buyers and investors alike.

As you enter the property, you are greeted by a well-proportioned reception room, perfect for relaxing or entertaining guests. The apartment features two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. Additionally, the apartment has a potential rental income of £1,650 per calendar month, making it an attractive option for those looking to invest in the thriving Enfield rental market.

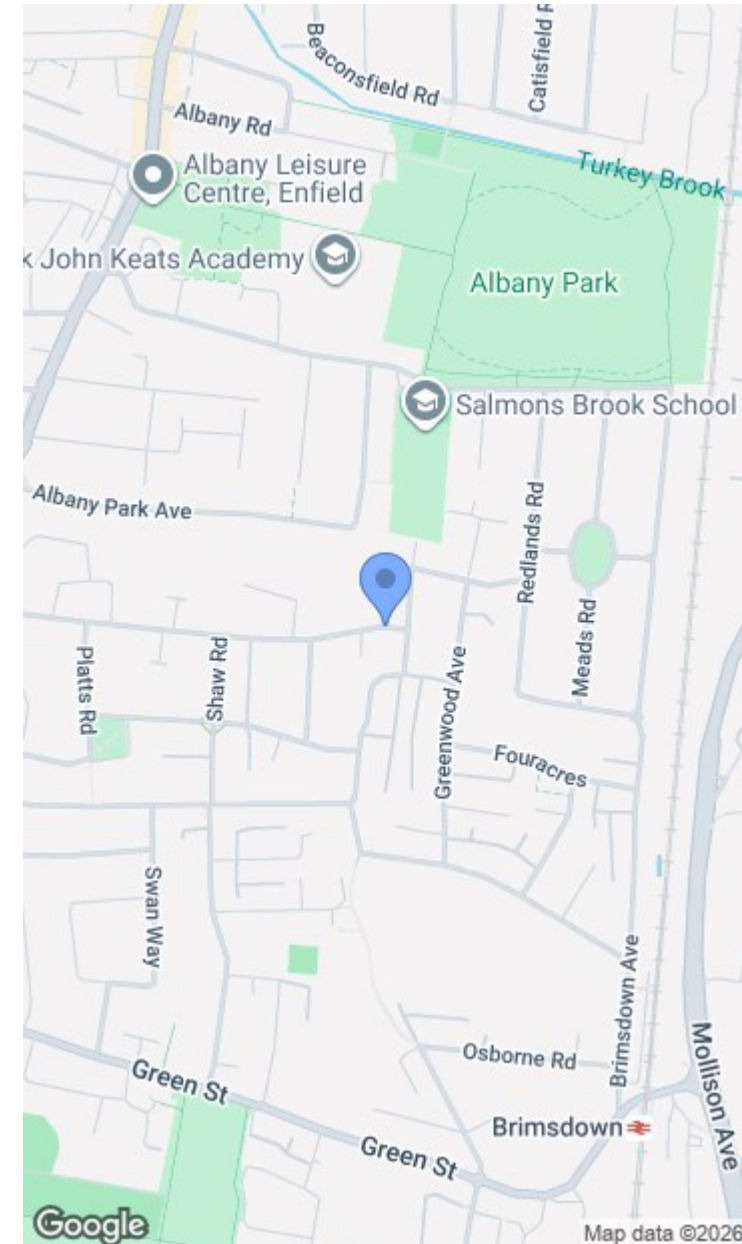
The location is particularly advantageous, with Brimsdown and Southbury Road stations just a short distance away. These transport links provide easy access to Tottenham Hale and London City, making commuting a breeze for those who work in the capital.

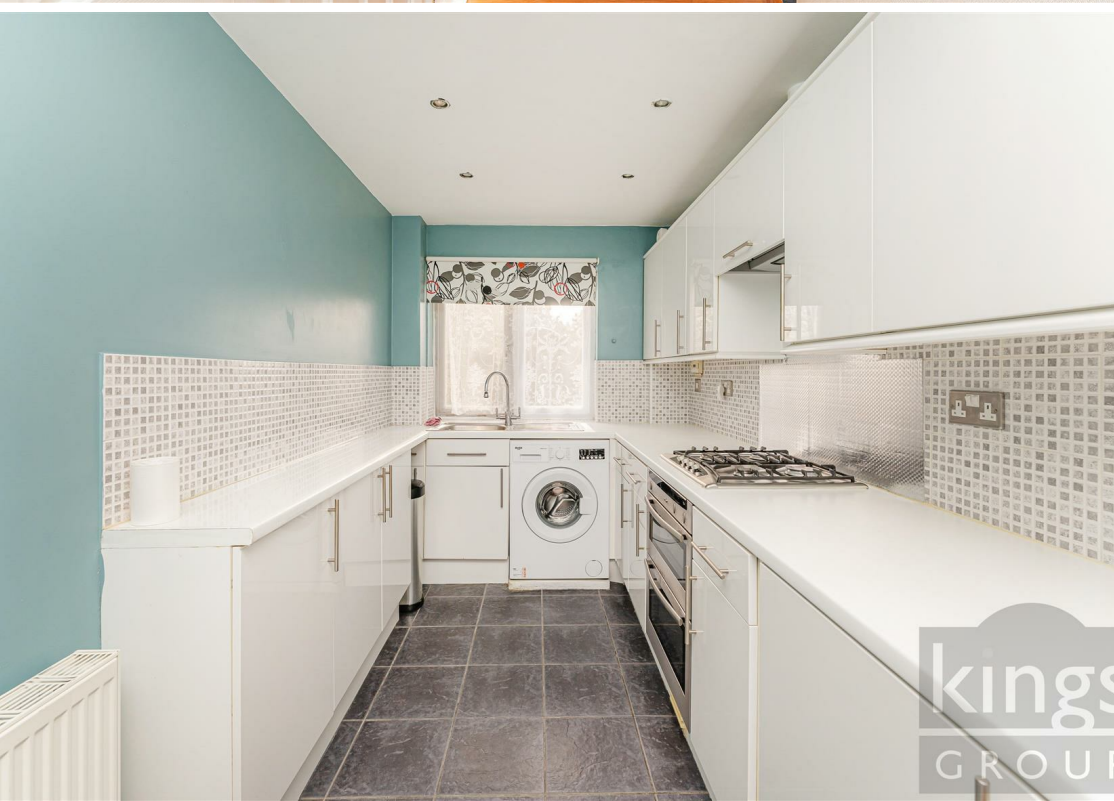
Leasehold 89 years  
Service Charge PA £1080  
Ground Rent PA £80  
Council Band C  
EPC Band C

- Two-bedroom leasehold flat in Enfield London
- Located on the top floor/second floor
- Proximity to Brimsdown & Southbury train stations
- Low annual service charges
- Scope to place your personal stamp into

#### 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.







Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

