



**www.kings-group.net**

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

**1 Velocity Way, Enfield, EN3 7FE**  
**Offers In The Region Of £205,000**

KINGS GROUP are delighted to present this beautifully maintained flat, tucked away within a peaceful private estate. Residents benefit from private parking, offering both convenience and peace of mind. With an impressive long lease of over 900 years, this property makes a perfect home for first-time buyers or an excellent buy-to-let investment opportunity. Offered CHAIN FREE, it ensures a smooth and straightforward purchase process.

Perfectly positioned, the property enjoys fantastic transport links to Waltham Cross, Enfield Lock, and Brimsdown stations, providing direct connections to Tottenham Hale, Seven Sisters, and London Liverpool Street. Ideal for commuters or those who love to explore everything the local area has to offer.

Inside, you'll find a spacious lounge and dining area, ideal for relaxing or entertaining. The modern, fully fitted kitchen offers great functionality, while the stylish three-piece bathroom suite provides comfort and practicality. Further highlights include secure off-street parking and access to well-kept communal gardens, creating a calm and inviting outdoor environment.

Key Information:

Lease: 978 years remaining

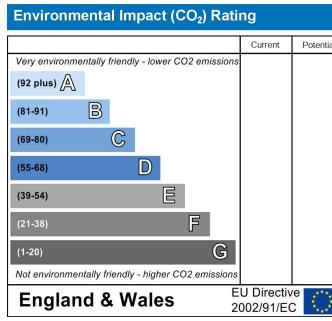
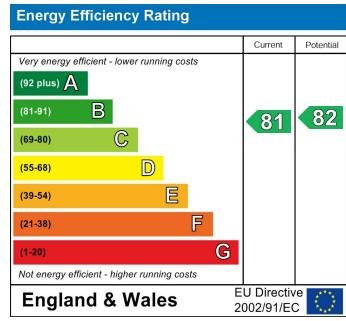
Service Charge: £1,944 per annum (includes £177.31 reserve fund)

Ground Rent: £380 per annum

Council Tax Band: B

EPC Rating: B







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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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