



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Poppy Drive, Enfield, EN3 4FF
Offers In The Region Of £280,000

- Floor Space: Spans 624 square feet of well-maintained layout;
- Bathrooms: Features one clean, functional, and well-appointed bathroom;
- Heating: Comes equipped with a brand-new Vaillant combination boiler;
- Building Security: Three-storey block with a secure entry system and active CCTV monitoring;
- Investment Potential: Estimated rental value of £1,750 PCM; and

KINGS GROUP offer in the desirable area of Poppy Drive, Enfield, this charming chain-free purpose-built flat presenting a perfect blend of modern living and convenience. Spanning an impressive 624 square feet, this well-maintained property was constructed in 2010 and is managed by the reputable London and Quadrant housing association.

The flat features two spacious bedrooms, ideal for small families or professionals seeking extra space. The property additionally comes equipped with a brand-new Vaillant combination boiler benefiting the new due owners. The single bathroom is well-appointed, ensuring comfort and functionality. The property boasts a welcoming reception room, perfect for relaxation or entertaining guests. A delightful balcony extends the living space outdoors, providing a lovely spot to enjoy fresh air and views.

Residents will appreciate the added security of a three-storey building, which is accessed via a secure entry system and monitored by cameras, ensuring peace of mind. The flat also benefits from an allocated underground parking space, accessible with private keys, making it convenient for those with vehicles.

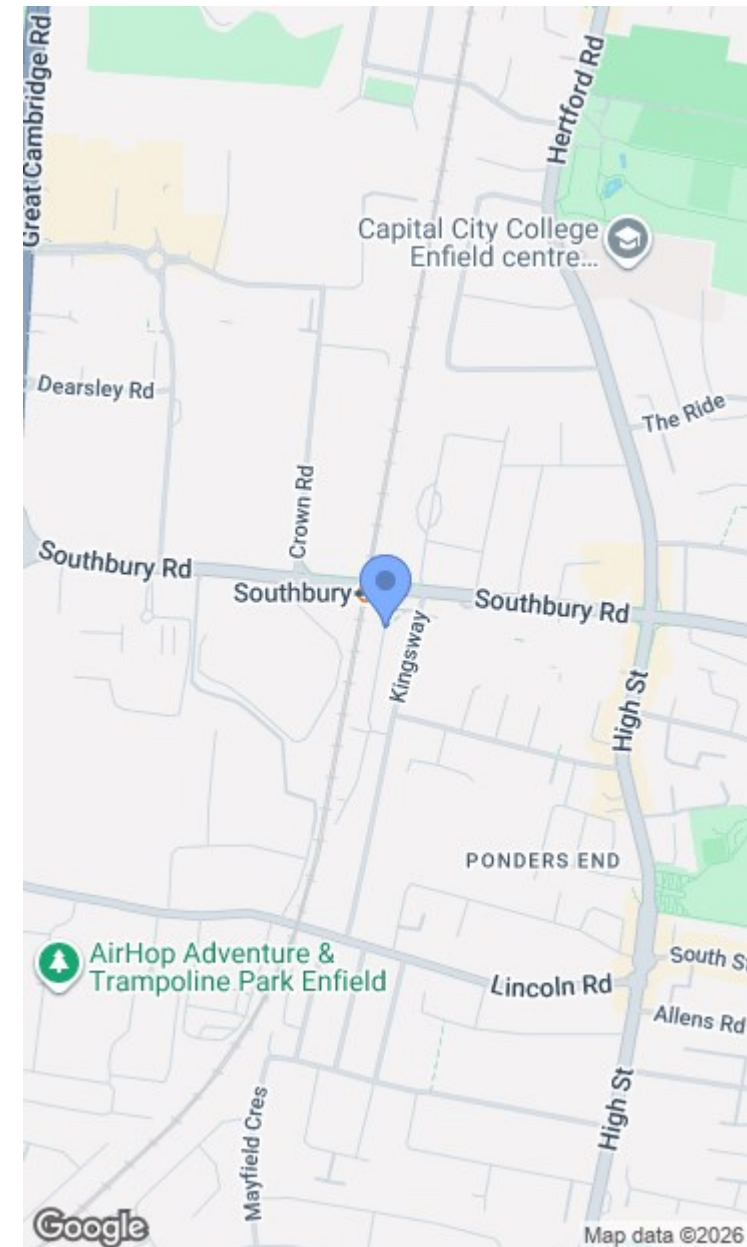
Guide Price £280,000 - £290,000

Leasehold 110 Years
 Potential rental value £1,750 PCM
 Service charge PA circa £2343
 Ground rent PA £150

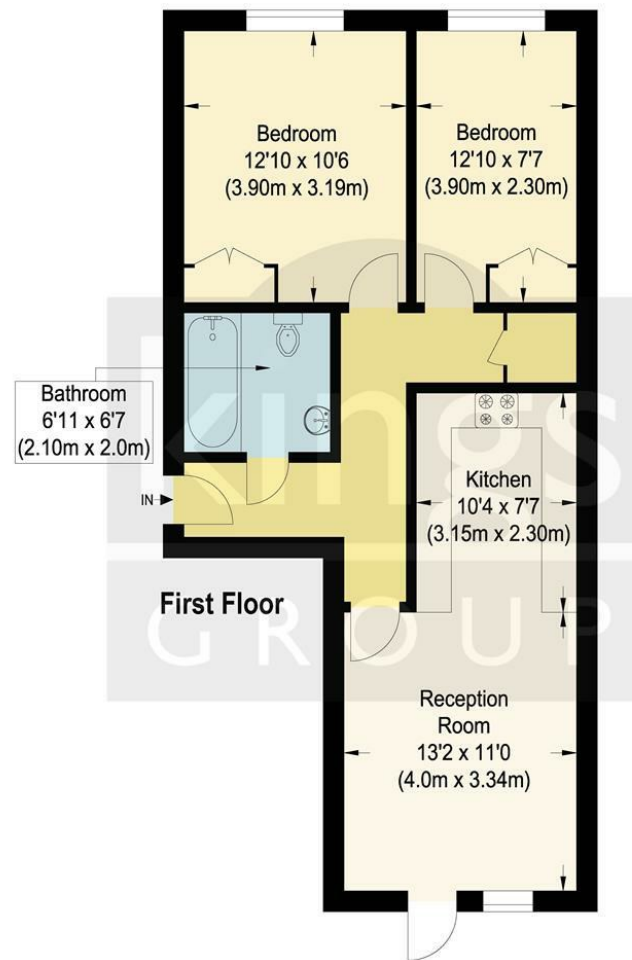
BUYERS INFORMATION

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, Simplify, 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 £54 for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

- Bedrooms: Includes two spacious bedrooms for families or professionals;
- Year Built: Purpose-built in circa 2010 and managed by the London and Quadrant housing association;
- Outdoor Area: Includes a delightful private balcony for fresh air and relaxation;
- Parking: Includes one allocated underground parking space accessed via private keys;
- Efficiency and Status: EPC Rating B & Council Tax Band C, and CHAIN-FREE







Poppy Drive

Approximate Gross Internal Floor Area : 58.0 sq m / 624.30 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

