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Enfield EN3 5AZ  
Tel: 020 8805 5959

**Bridle Close, Enfield, EN3 6EA**  
**Offers In Excess Of £250,000**



- NFOPP accredited agency & ceMAP mortgage advisors
- Situated within a cul-de-sac location on Bridle Close, just off Ordnance Road
- Wonderful access and links into Tottenham Hale & London City
- Suitable for home-movers and first-time buyers only
- Offered to the market chain-free (no related purchase)

- Two-bedroom ground-floor residence in Enfield London
- Proximity to Enfield Lock & Turkey Street train stations
- Within easy reach to Stansted, Heathrow & London City airports
- In excess of 930 years' lease remaining
- Appointed residents' parking area within the estate

**\*\* Guide Price £250,000 - £260,000 \*\*** **KINGS GROUP** offer in the tranquil Bridle Close, this charming ground floor flat presenting a delightful living experience in a private cul-de-sac in Enfield, London. Spanning 486.50 square feet, this purpose-built flat features two well-proportioned bedrooms, a comfortable reception room, and a modern bathroom, making it an ideal choice for home movers and first-time buyers alike.

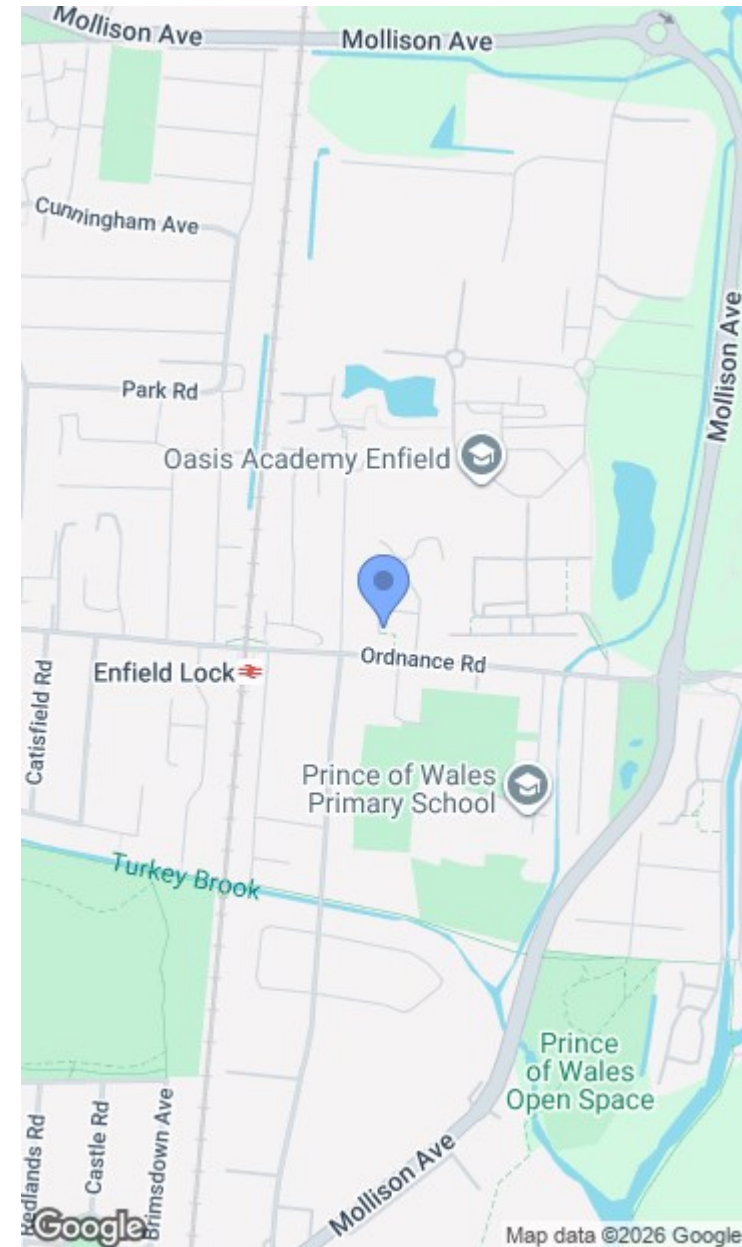
Council Tax Band B  
EPC Rating E

The property is conveniently located near Enfield Lock and Turkey Street train stations, providing excellent transport links to Seven Sisters, Tottenham Hale, and London City, ensuring easy access to the vibrant heart of the capital and beyond. Additionally, the proximity to Stansted, Luton, and London City airports makes this flat perfect for those who travel frequently.

Residents will appreciate the benefit of dedicated residents' parking, and the property falls under council tax band B, making it a financially sensible option. It is important to note that the lease prohibits letting the property out to tenants, ensuring a peaceful community atmosphere.

This flat is a rare find in a sought-after area, offering a perfect blend of comfort, convenience, and community. Whether you are looking to settle down or make your first step onto the property ladder, this charming flat in Enfield is not to be missed.

Leasehold 936 years  
Service Charge PA £1,872.90  
Ground Rent PA £26.25







## Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 45.2 sq. metres (486.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

## Bridle Close



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