



Tempsford Close, Enfield, EN2

Offers In The Region Of £197,375

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# Tempsford Close, Enfield, EN2



## Description

**\*\*INVESTORS ONLY\*\*** Homelink are delighted to offer for sale this recently refurbished STUDIO flat set within walking distance from Enfield Chase Railway Station.

The property consists of a large living space, a brand new fitted kitchen and a modern vibe throughout. The property benefits further from being fully equipped in the kitchen, allocated parking and is on the ground floor. The property is ideal for both first time buyers or investors.

To arrange a viewing, call and speak to one of our friendly sales team.

Lease: 146 years unexpired

S. Charge: £1300 p.a. (incl. G. Rent + Building Ins.)

Enfield C/Tax Band: B

2026/27 C/Tax: £1,763.74

Current Rent: £1,050 pcm

Potential Yield: 6.5%

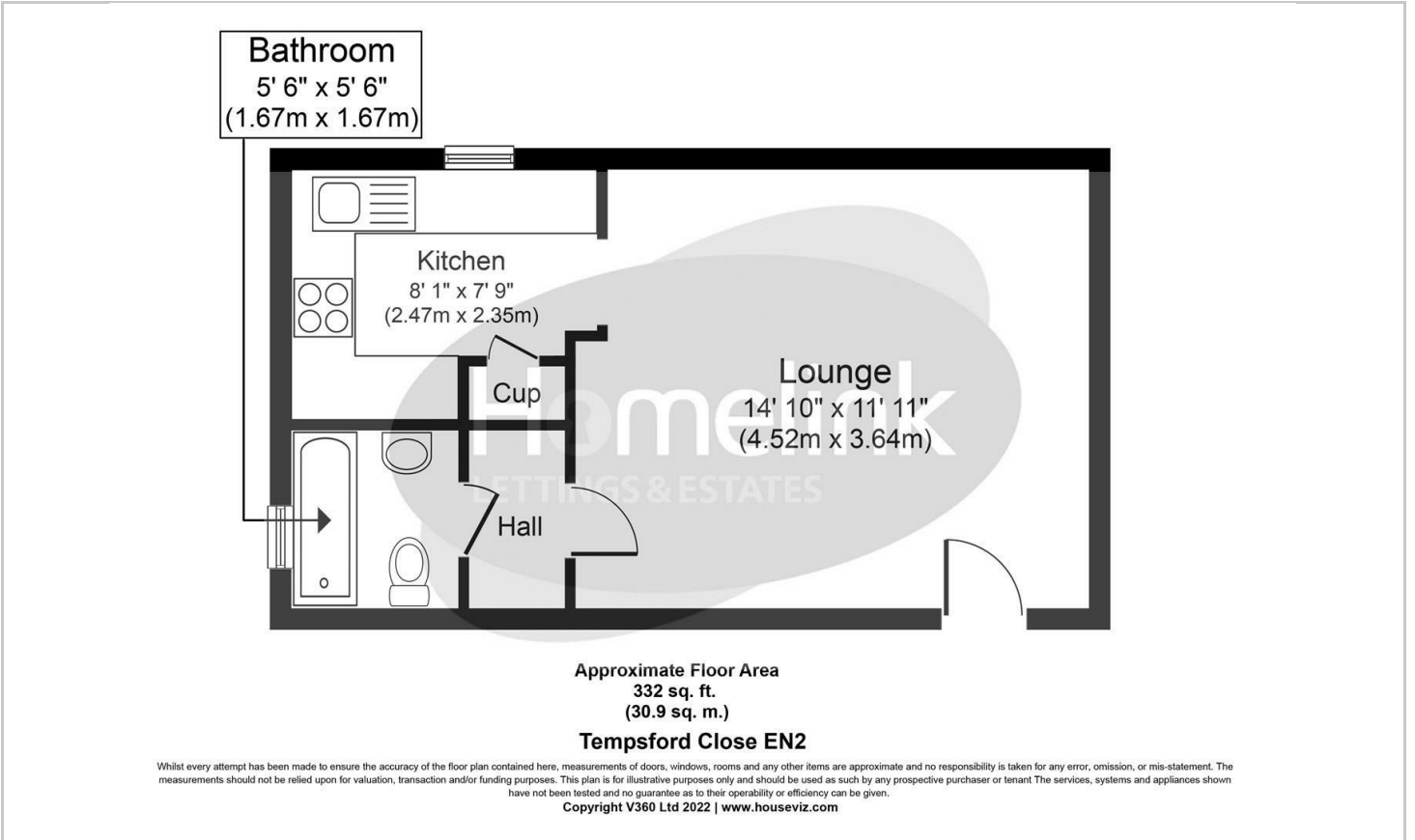
\*AGENTS NOTE: Photos shown were taken before current tenants occupation.

- STUDIO FLAT FOR INVESTORS
- SET ON GROUND FLOOR
- FULLY FITTED KITCHEN
- SPACIOUS AND LIGHT
- CLOSE TO ENFIELD CHASE ST.
- NEAR LOCAL SHOPPING
- LONG LEASE
- YIELD OF 6.5%





## Floor Plan



## Area Map

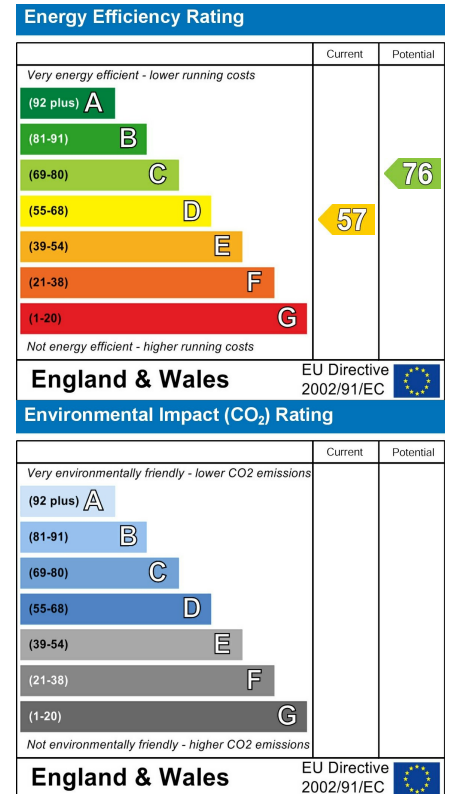


## Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



Homelink Lettings and Estates  
62 Chase Side, London N14 5PA  
0208 882 2112 [homelink.co.uk](http://homelink.co.uk)

