



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

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**Ordinance Road, Enfield, EN3 6HF**  
**Offers In The Region Of £350,000**



- NFOPP accredited agency & ceMAP mortgage advisors
- Victorian styled and built in circa 1900
- Proximity to Enfield Lock and Turkey Street train stations
- Council Band C & EPC Band D
- Offered to market chain-free (no related purchase)

\*Viewing Day Saturday 18 October by appointment only\* KINGS GROUP offer on Ordnance Road in the charming area of Enfield, this delightful two-bedroom Victorian house, built between 1900 and 1909, presenting a wonderful opportunity for those looking to create their dream home. Spanning an inviting 684 square feet, the property boasts a spacious reception room, perfect for entertaining or relaxing with family.

This freehold residence is ripe for refurbishment, allowing the new owner to infuse their personal style and taste into every corner. With a council tax band of C and an Energy Performance Certificate (EPC) rating of D, the property offers a solid foundation for modern living while retaining its period charm.

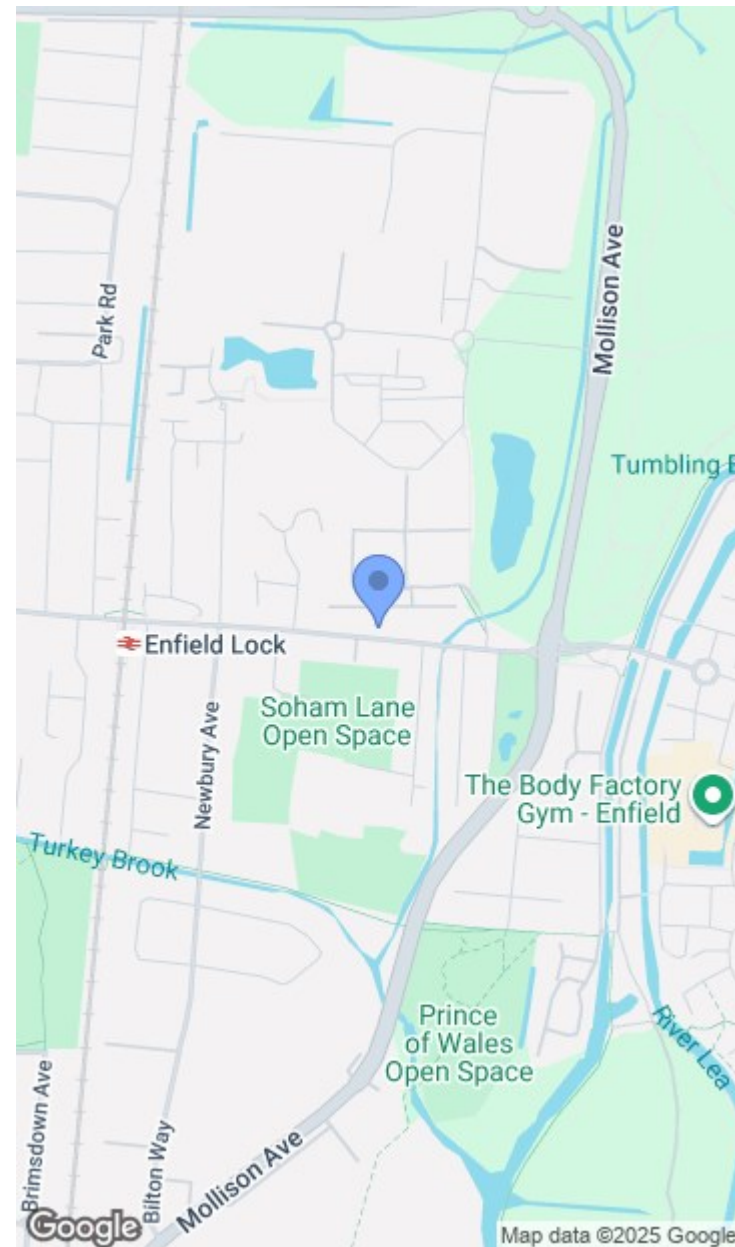
The location is particularly advantageous, situated conveniently close to both Enfield Lock and Turkey Street stations, making commuting a breeze. Additionally, the potential rental income of approximately £2,000 per calendar month presents an attractive prospect for investors or those considering future rental opportunities.

Being chain-free, this property is ready for a swift transaction, allowing you to embark on your renovation journey without delay. Whether you are a first-time buyer, a seasoned investor, or someone looking to downsize, this Victorian gem on Ordnance Road is a must-see. Embrace the chance to transform this house into a beautiful home tailored to your desires.

#### 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.

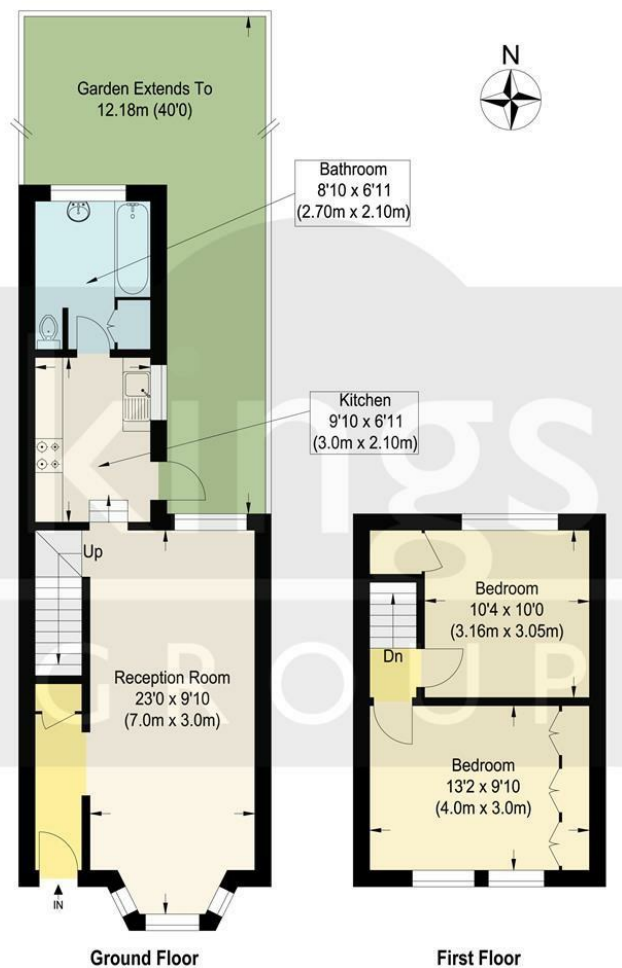
- Two-bedroom freehold property in Enfield London
- In need of updating and can make into your own home
- Potential rental income of £2,000 PCM after refurb
- Splendid access into Tottenham Hale & London City
- Viewings by Kings Group bookings' only











### Ordinance Road

Approximate Gross Internal Floor Area : 63.50 sq m / 683.50 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

