



3 bed flat to buy in EN3

Lawson Road, Enfield, London, EN3 5XL

£260,000 Starting Bid

 x3  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ TENANTED
- ✓ 3 BEDROOMS
- ✓ GROUND AND FIRST FLOOR MAISONETTE
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Unique Estates is delighted to present this charming three-bedroom ground and first floor maisonette located on Lawson Road in Enfield. This property is an excellent opportunity for both investors and families alike, as it is offered on a chain-free basis. The property is currently tenanted.

Upon entering, you will find a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is well-equipped, making meal preparation a pleasure. The property also features a convenient downstairs WC, ensuring practicality for everyday living.

The maisonette boasts three generously sized double bedrooms, providing ample space for family or guests. The upstairs family bathroom is fitted with a three-piece suite, catering to all your bathing needs. Throughout the property, you will find plenty of storage options, making it easy to keep your living space tidy and organised.

One of the standout features of this property is its own private rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, there is outside storage space, which is always a valuable asset.

The location is particularly appealing, as it is situated close to sought-after schools and excellent transport links, making commuting and daily errands convenient. This property can be purchased with a tenant in situ, providing an immediate rental income, or it can be sold with vacant possession for those looking to move in themselves.

In summary, this maisonette offers a fantastic opportunity for comfortable living in a desirable area of Enfield. Don't miss your chance to make this lovely property your new home.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 85

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,700.00

Price: Starting Bid £260,000

Property Type: Flat

Parking: Residents

Year built: 1970

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

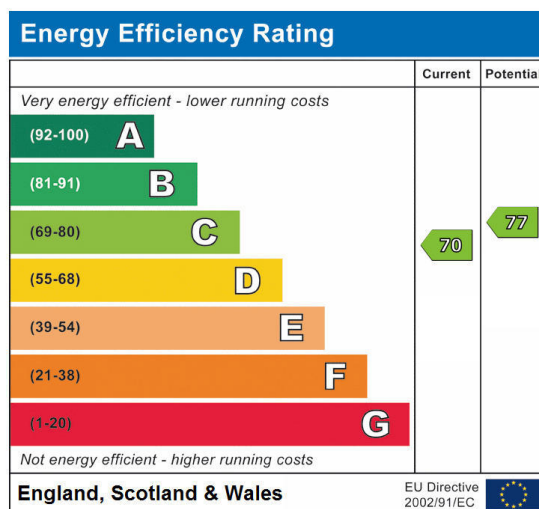
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Lawson Road, Enfield, London, EN3 5XL

Contact your local branch today for more information on this property:

Apollo House Eboracum Way, York, North Yorkshire, YO31 7RE, <http://www.hunters.com/>

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.

