



James Lee Square, EN3 6GR
Enfield

kings
GROUP



James Lee Square, EN3 6GR

KINGS GROUP welcome to market this beautifully refurbished Chain-Free Grade 2 listed ground floor apartment located in the desirable James Lee Square in Enfield. The charming property boasts a modern and inviting atmosphere, perfect for those seeking a comfortable living space.

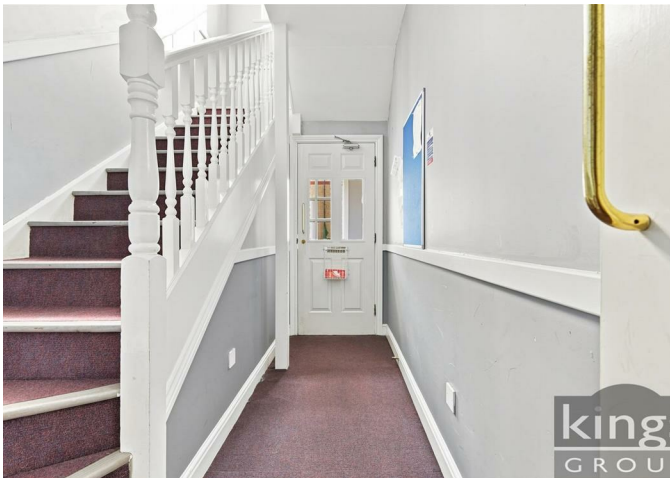
Spanning an impressive 534 square feet, the apartment features a spacious reception room that serves as an ideal area for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and privacy, making it suitable for individuals, couples, or small families.

The property has been thoughtfully updated with a brand new kitchen, complete with modern appliances that will delight any home cook. The bathroom has also been fully refurbished, ensuring a fresh and contemporary feel throughout. Additionally, the new heating system promises warmth and comfort during the colder months.

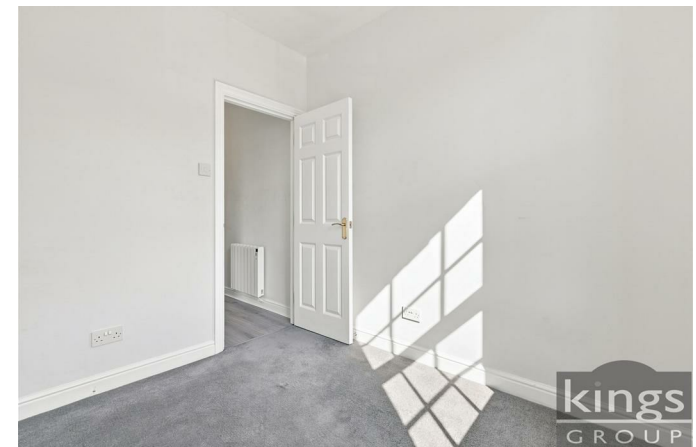
Situated in a convenient location, this apartment offers easy access to local amenities, transport links, and green spaces, making it an excellent choice for those who appreciate both convenience and tranquility. This property is a true gem, combining modern living with a welcoming atmosphere.

Leasehold Term 160 Years
Potential Rental Value £1,800 PCM
Service Charges inc Building Insurance & Water PA £2,200
Ground Rent PA £100
Council Tax Band C
EPC Rating D

Offers In Excess Of £255,000



- Refurbished listed ground floor apartment in James Lee Square Enfield;
- Large reception room for relaxation and hosting;
- Fully updated contemporary bathroom;
- Close to local shops transport links and parks;
- Proximity to Enfield Lock & Brimsdown train stations; and
- Spacious floor area measuring 534 square feet;
- Two well-sized bedrooms for comfort and privacy;
- New heating system for reliable warmth;
- Rental value estimated at 1800 pounds per month;
- Offered to the market rarely Chain-Free





NO FISHING
ALLOWED

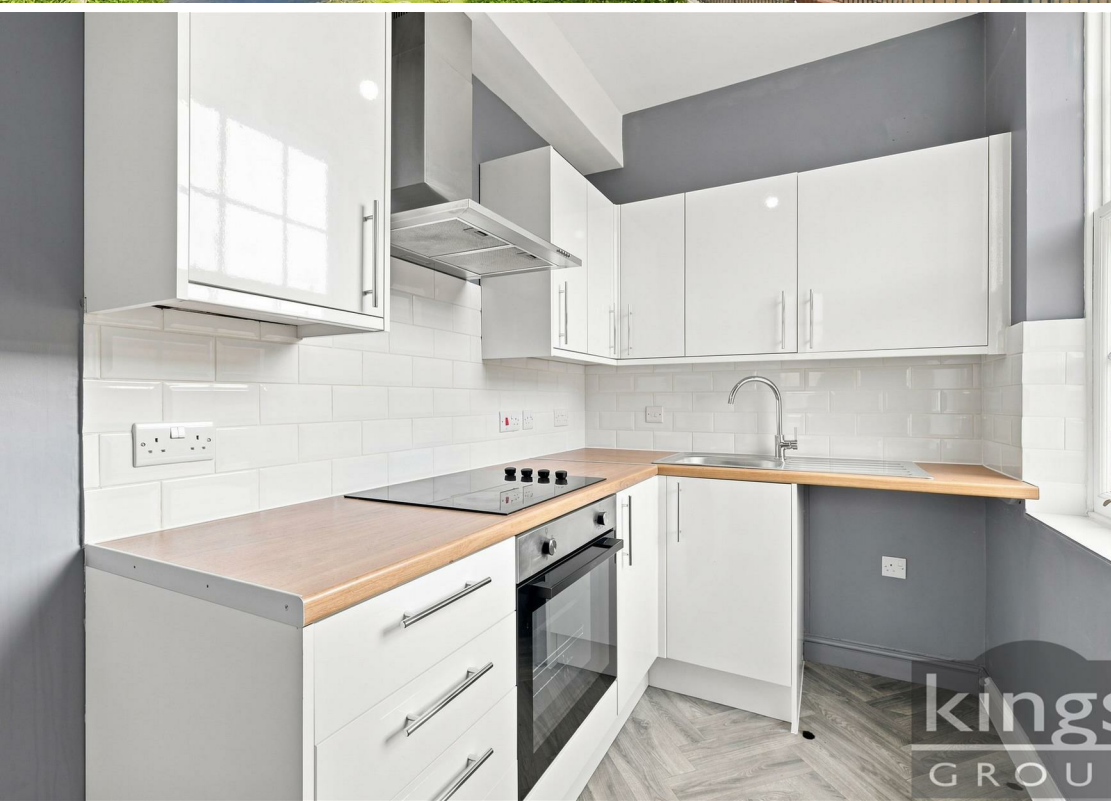
Warning
Risk of
falling
into
water

kings
GROUP

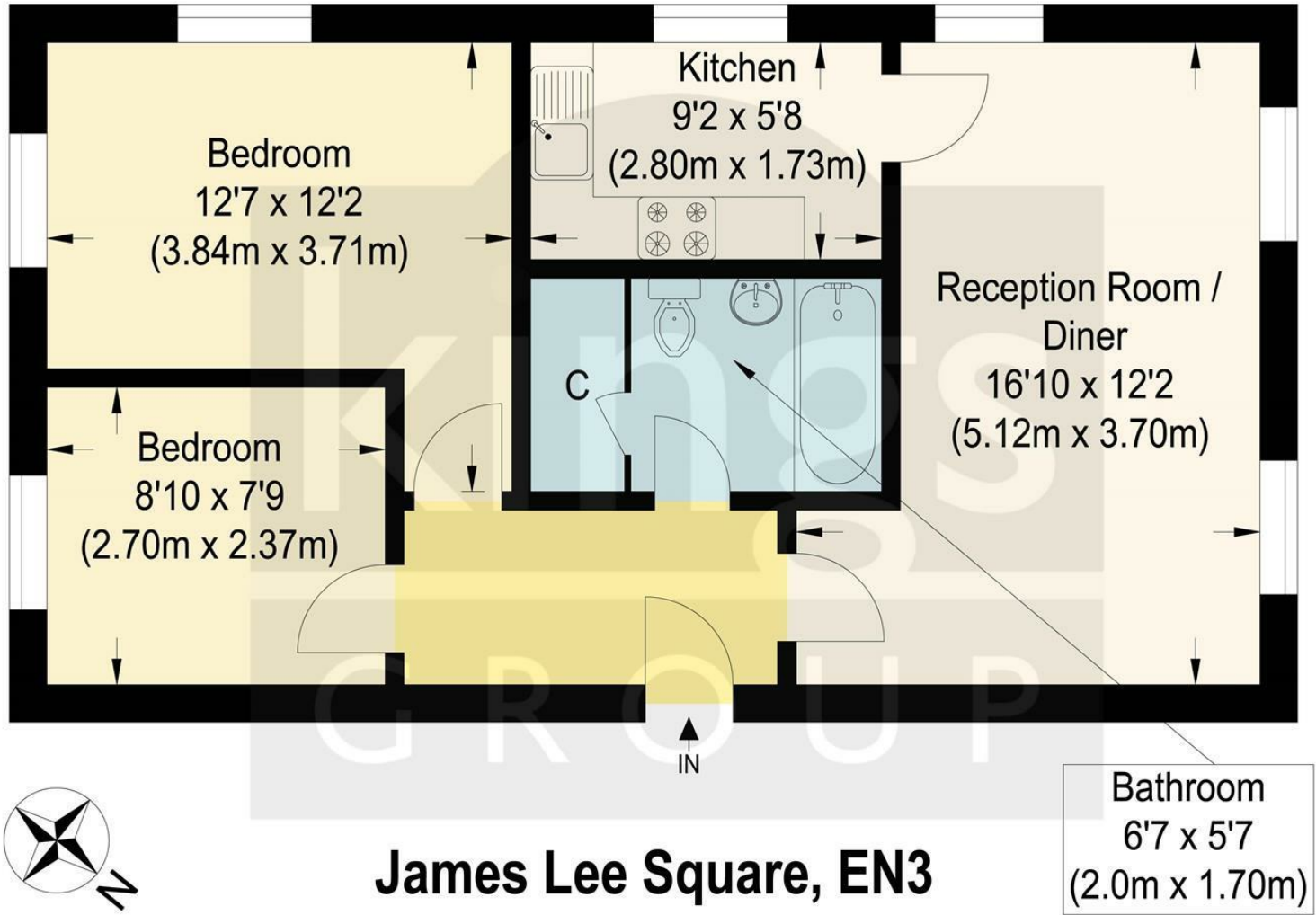
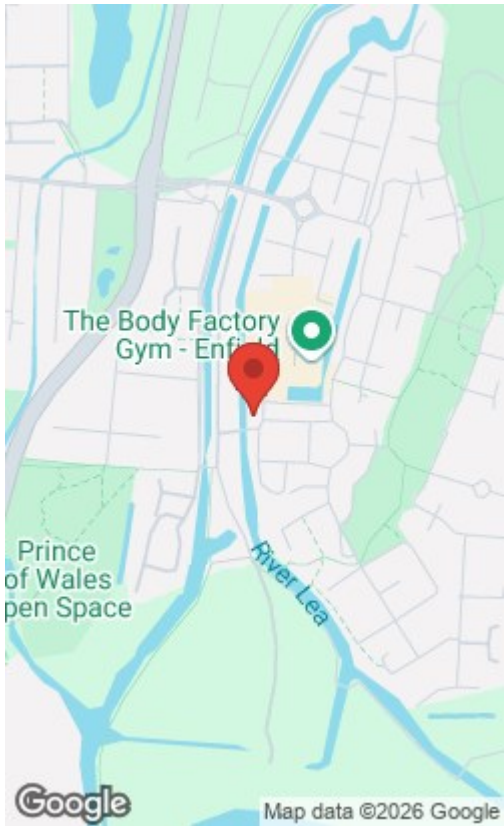


JAMES LEE SQUARE
LEICESTER CITY COUNCIL

kings
GROUP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



James Lee Square, EN3

Approximate Gross Internal Floor Area : 49.60 sq m / 533.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

186 Hertford Road, Enfield, London, EN3 5AZ

T: 020 8805 5959

E:

www.kings-group.net

