

kings GROUP

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186 Hertford Road
Enfield EN3 5AZ
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Stonehorse Road, Enfield, EN3 4DA
Asking Price £190,000

- Sold with tenant in situ – ideal investment
- £15,600 potential annual rental income
- Fantastic buy-to-let investment opportunity
- Close to Ponders End station – London connections
- Excellent transport links via A10 and local bus routes
- Potential rental income of £1,075 pcm
- One-bedroom flat in sought-after Ponders End
- Easy access to Southbury railway station
- Moments from local shops, supermarkets and amenities
- Communal area and Parking

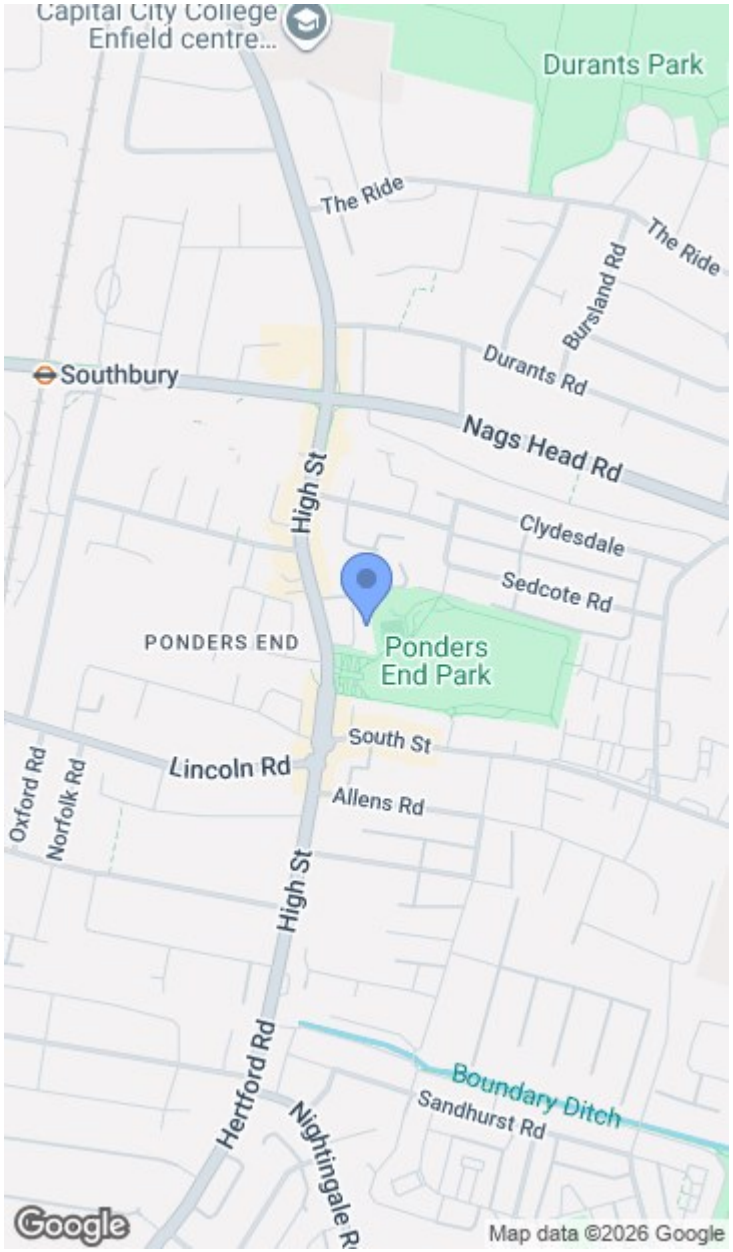
Kings Group Enfield are delighted to present this fantastic one-bedroom investment property, ideally situated in the sought-after Ponders End area of Enfield. Offered to the market with a tenant in situ, this property represents an excellent opportunity for buy-to-let investors looking to expand their portfolio with a property in an established and popular residential location.

The property offers practical living accommodation and benefits from a convenient position within easy reach of Ponders End High Street, providing access to an excellent selection of local shops, supermarkets, cafés, restaurants and everyday amenities.

Commuters are well catered for, with both Southbury and Ponders End railway stations conveniently accessible, offering excellent transport connections towards London Liverpool Street and Tottenham Hale, making the area particularly appealing to working professionals and prospective tenants. The property also benefits from established local bus routes and easy access to the A10, providing further connectivity throughout London and the surrounding areas.

From an investment perspective, the property offers attractive rental potential of approximately £1,075 per calendar month, equivalent to £12,900 per annum (subject to tenancy terms and market conditions. Being sold with a tenant in situ, this presents an appealing opportunity for investors seeking an established tenancy and the potential for ongoing rental income from completion.

With its desirable Ponders End location, excellent transport connections, convenient access to local amenities and attractive rental potential, this property is an opportunity that should not be overlooked.











Second Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 35.5 sq. metres (382.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Stonehorse Road