



40 Mahon Close, Enfield, EN1 4DG

Guide Price £100,000

Lanes
ESTATE AGENTS

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*****CASH BUYERS ONLY***** GUIDE PRICE £100,000 - £115,000. Ground floor purpose built studio flat with its own entrance located on a quiet 'no through road' off Carterhatch Lane EN1. Potential to achieve a rental income between £1,000-£1,100PCM, great opportunity for a Buy To Let investor. Benefits include parking, a modernised shower room with a spacious storage cupboard, chain free, easy access onto the A10/M25, located close to Forty Hall Country Park & David Lloyd Enfield.



Lounge/Sleep Area 17'78" x 10'78" (5.18m x 3.05m)

Own entrance into lounge/sleeping area. Single glazed timber bay windows to front aspect.

Kitchen 7'22" x 6'6" (2.13m x 1.98m)

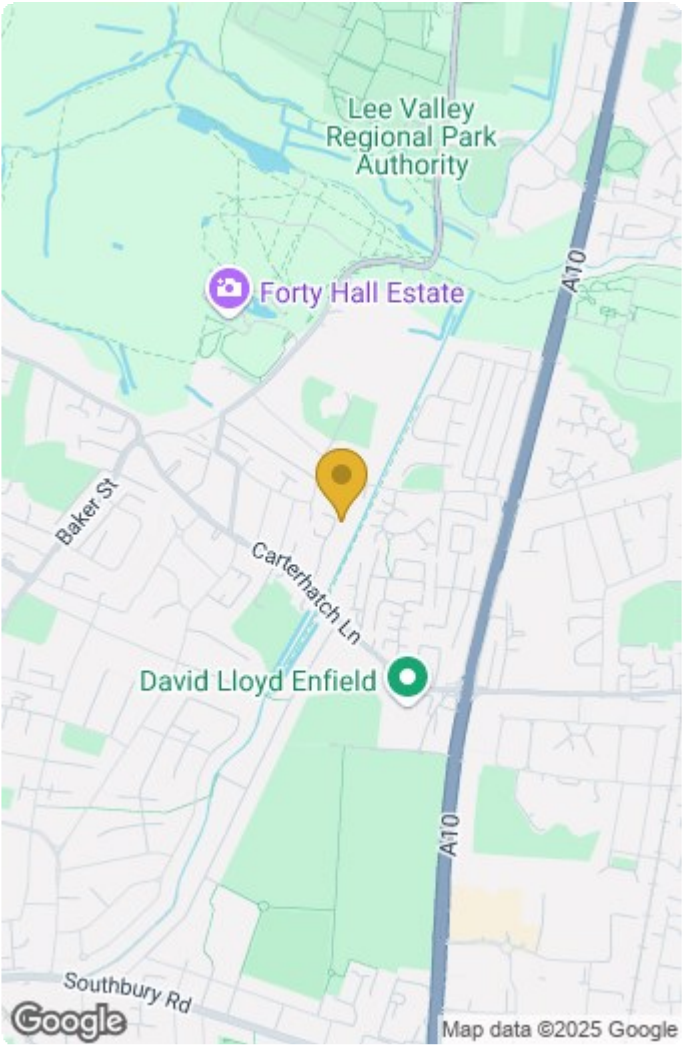
Part tiled walls, freestanding electric oven and hob, stainless steel sink with mixer tap, washing machine and fridge freezer, base level and eye level units.

Shower Room 7'18" x 6'46" (2.13m x 1.83m)

Tiled flooring, part tiled walls, double shower cubicle with over head shower and attachment, vanity hand basin with mixer tap, low level closed couple w.c, heated towel rail, storage cupboard and airing cupboard.







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

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

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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