



Maltby Drive Enfield EN1 4EN

£175,000



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Strettons are pleased to present this first floor studio available with no onward chain and a 988 year lease. Located on the sought after Maltby Drive in EN1, this flat offers an excellent opportunity for first time buyers and investors alike.

The property features a bright and spacious studio room with ample space for both living and sleeping, a separate fitted kitchen, and bathroom. Positioned on the first floor, the flat benefits from added privacy and an elevated outlook, creating a comfortable and practical living environment.

Ideally situated with easy access to the A10 and Turkey Street Train Station, the property offers convenient transport links for commuters into London and beyond. A range of local shops and amenities are just a short walk away, making day-to-day living effortless. Further benefits include residents' parking, well kept communal areas and double glazing.





### Lounge/Sleeping Area

15'7" x 10'8" (4.75m x 3.25m)

This bright lounge and sleeping area is presented with a neutral palette and laminate flooring, creating a versatile and welcoming space. The layout benefits from natural light through a window, with an open archway leading into the kitchen area, providing a smooth flow between living and cooking spaces. The room offers plenty of space for seating and relaxation or sleeping arrangements.

### Kitchen

7'9" x 7'3" (2.35m x 2.22m)

The kitchen is efficiently arranged with a modern feel, featuring grey gloss cabinets contrasted by black work surfaces and white tiled splashbacks. It includes an integrated electric hob and oven, a stainless steel extractor hood, and space for essential appliances such as a washing machine.

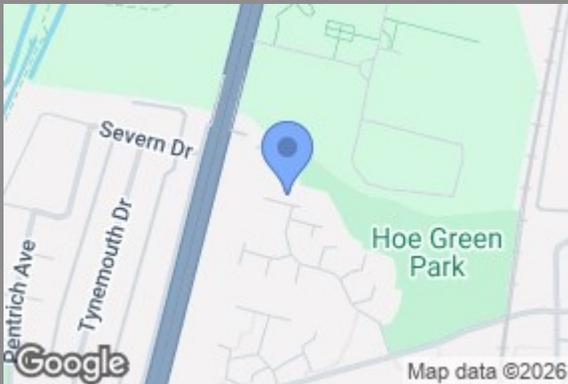
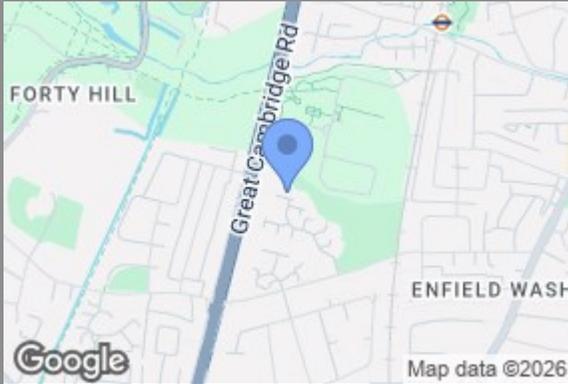
### Shower Room

7'3" x 4'6" (2.22m x 1.38m)

The shower room is compact yet functional, featuring a built-in vanity unit with sink and storage cupboards beneath, neatly tiled splashbacks, and a close-coupled toilet. The space is finished in neutral tones that create a clean and fresh atmosphere, complemented by a mirrored cabinet above the sink for added practicality.

- Studio Flat
- Situated On The First Floor
- Residents Parking
- Sought After Location
- Easy Access To A10
- Walking Distance To Turkey Street Train Station
- Close Proximity To Local Amenities
- 988 Year Lease Remaining
- Service Charge - £1,352pa, Ground Rent - Peppercorn
- Chain Free





FIRST FLOOR  
27.2 sq.m. (292 sq.ft.) approx.



Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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