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## 5 Dundas Mews, Enfield, Middlesex EN3 6YA

**Guide price £170,000**

### ONE BEDROOM FIRST FLOOR FLAT GENERATING INCOME



This top floor one bedroom flat is located on the popular Enfield Island Village that benefits from an onsite fitness centre and supermarket. Enfield Lock Mainline Station is 0.6 miles away providing easy access into London Liverpool Street. Good road links also serve the area including the M25 and A10. The property is in good condition throughout and comes with the benefit of double glazing, electric heating, entry phone system and communal parking. The property is currently let out to a Housing Association achieving an income of £8,316.00 P.A. The agreement with the Housing Association expires on the 16th July 2022. An earlier termination of contract may be possible. This property will be of interest to investors.

#### ACCOMMODATION

Entrance hall, Bedroom, Bathroom, Reception, Kitchen.

#### TENURE

Leasehold - 172 Years Remaining £1116.64 PA Service Charge (Including Building Insurance & Water Rates) £150.00 PA Ground Rent

#### LOCAL AUTHORITY & TAX RATING

Enfield Council: 020 8379 1000  
Council Tax Band: C

#### VIEWING TIMES

Wednesday 20th June @ 10am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN