

# Lot 14

62 Stainton Road, Enfield,  
Middlesex EN3 5JS

**GUIDE PRICE: £130,000**



**GROUND FLOOR TWO BEDROOM  
MAISONETTE WITH INVESTMENT INCOME**

This ground floor two bedroom maisonette is presented in good decorative order and benefits from double glazing. Stainton Road is a cul-de-sac situated off Hartford Road with its local shopping facilities and travel connections. The property that benefits from its own garden is currently let on an Assured Shorthold Tenancy for a 12 month period from 1st July 2012 at a rent of £920 pcm (£11,040 pa) and the property is to be sold with the benefit of this ongoing investment income.

### **ACCOMMODATION**

Entrance hall, bedroom one, bedroom two, living room, kitchen, bathroom, own garden (please note that the internal accommodation has not been inspected by the Auctioneers).

### **TENURE**

Leasehold – approx. 125 years unexpired

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Enfield  
Council Tax: B

### **VENDOR'S SOLICITORS**

Raj Nahar  
G J Templemans  
49 Boston Road  
Hanwell  
London W7 3SH  
020 8566 1200

### **VIEWING TIMES**

By appointment through the Auctioneers

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**