



Crest Drive, Enfield, EN3 5QE

Offers In The Region Of **£315,000**

Maisonette | Leasehold

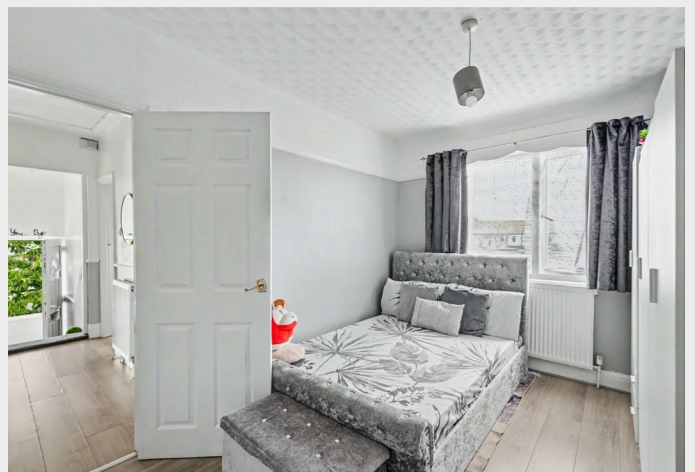
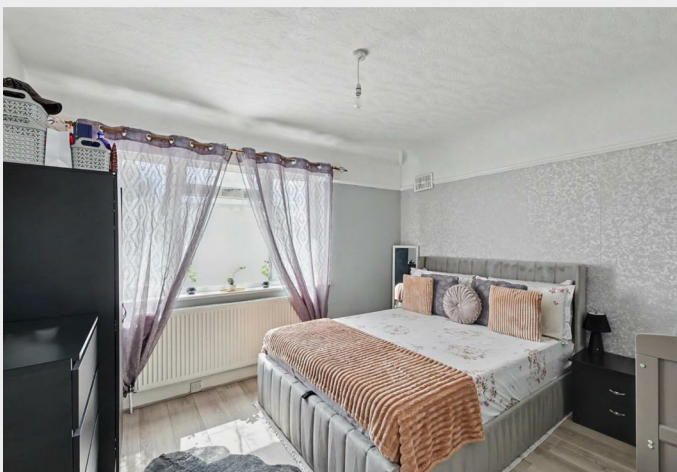
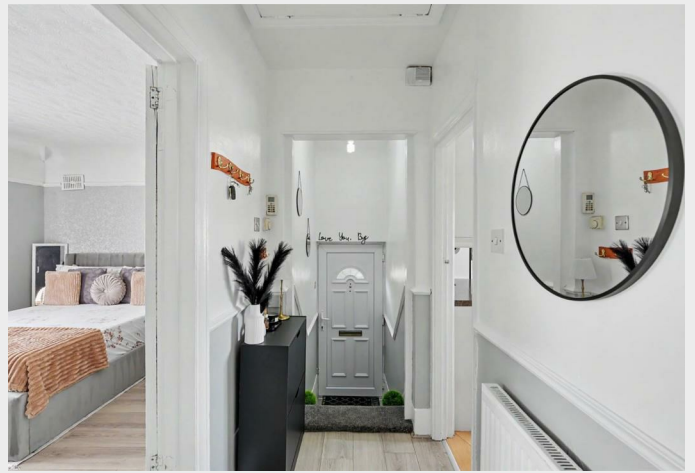
Council: Enfield | Council Tax Band: C



EPC  
C 69

 **TARGET**

RESIDENTIAL SALES & LETTINGS



INVESTORS ONLY – TENANT IN SITU – £1,575 PCM – FULLY MANAGED – NO SERVICE CHARGE – NO GROUND RENT - OFF STREET PARKING - APPROX. 150 YEAR LEASE REMAINING

An excellent opportunity to acquire a turnkey buy-to-let investment with an existing tenant in situ, providing immediate rental income from completion. The property is currently achieving £1,575 PCM, with the tenant in occupation since 18/05/2026 on a periodic tenancy, and is offered fully managed for a hassle-free investment. With no service charge or ground rent to pay, this investment benefits from lower ongoing ownership costs. There is also potential for future rental growth, subject to the relevant legislation and market conditions.

Located on the sought-after Crest Drive, Enfield, this charming two-bedroom first floor maisonette combines period character with spacious, practical accommodation. Built in 1940, the property offers bright and well-proportioned living space throughout.

The accommodation comprises a generous reception room filled with natural light, creating a welcoming space for relaxing or entertaining. The separate fitted kitchen provides ample storage and workspace, while the two well-sized bedrooms offer comfortable accommodation. A well-appointed bathroom completes the layout.

Crest Drive is ideally situated within easy reach of local shops, schools and green spaces, making it a consistently popular location for tenants. Excellent transport links provide convenient access to Central London and surrounding areas, enhancing the property's long-term rental appeal.

Investment Highlights:

- Investors only
- Tenant in situ
- Current rental income: £1,575 PCM
- Periodic tenancy (tenant in occupation since 18/05/2026)
- No service charge
- No ground rent
- Potential for future rental growth, subject to legislation and market conditions
- Two-bedroom first floor maisonette
- Bright and spacious reception room
- Separate fitted kitchen
- Immediate income-producing investment



Approximate Gross Internal Area  
55.23 sq m / 594.49 sq ft

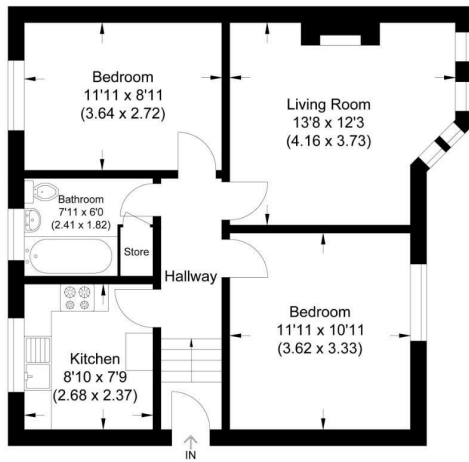


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### How to Make an Offer

To submit an offer, please email [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk) with the following details (We reserve the right to request further info if required by law).

**Offer Amount (£)** – Confirm the amount you wish to offer.

**Buyer Type** – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

**Mortgage Agreement** – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

**Deposit Confirmation** – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

**Identification** – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

**Proof of Address** – Supply a document verifying your current address.

**Solicitor Details** – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

**Mortgage Broker Details** – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

**AML & Identity Checks** – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

#### What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

#### Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

#### Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

#### Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



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