



**KINGSLY ESTATE AGENTS**

## 3 Bedroom Flat for Sale - Offers Over £450,000

45 The Ridgeway, Enfield, London, UK, EN2 8PD



• THREE BEDROOM • FIRST FLOOR • COUNCIL TAX BAND F • EPC RATING C

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📍 315 Chase Road, Southgate, London N14 6JT

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Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275  
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

## Description

Kingsly Group are delighted to present this spacious three-bedroom apartment located on the first floor of the well-maintained Langton Court development, situated along the highly desirable The Ridgeway in Enfield.

The property is priced to sell and currently let, generating a rental income of £24,600 per annum, making it an ideal purchase for investors seeking strong returns from day one.

The apartment features a generous reception room with access to a private balcony, a separate modern kitchen, three well-proportioned bedrooms (one with access to an additional balcony), and a principal bedroom benefitting from an en-suite shower room. A further family bathroom completes the internal layout.

This apartment offers excellent natural light throughout and is set within a purpose-built block with secure entry and well-kept communal areas.

## Location

The property is ideally positioned on The Ridgeway, one of Enfield's most prestigious residential roads. It offers excellent access to Enfield Town, with its array of shops, restaurants, and amenities, as well as nearby green spaces including Enfield Golf Club and Hilly Fields Park. Transport links are strong, with Gordon Hill Station within walking distance, offering direct services into Central London.

This is a rare opportunity to acquire a tenanted investment in a sought-after area with ongoing rental potential and long-term growth prospects.



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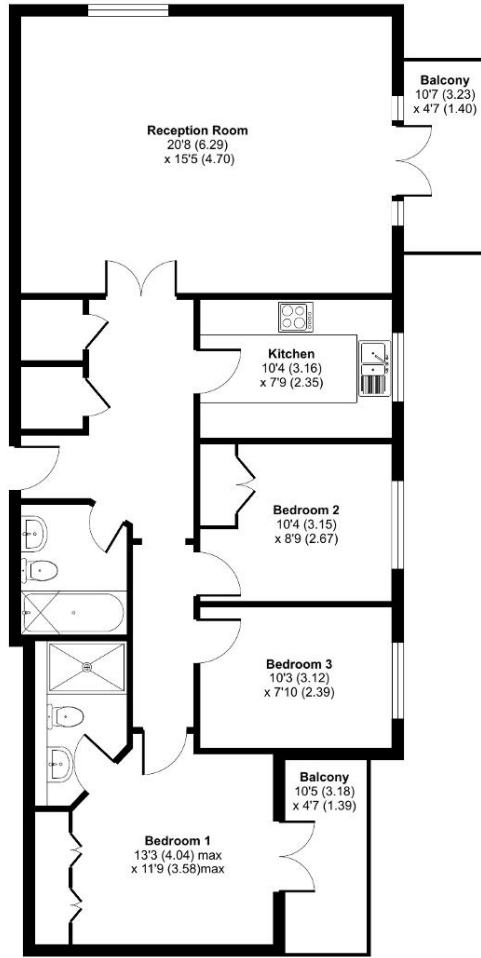
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### The Ridgeway, Enfield, EN2

Approximate Area = 980 sq ft / 91 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1267750

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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