



Kirkland Drive, Enfield, EN2

£1,600 Per month ()





Baker and Chase offer this well presented 2 double bedroom 2-bathroom flat, on the ground floor of this popular modern purpose built block on Kirkland Drive just 270 yards from Gordon Hill BR Station. Available 18th October 2025.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £48,000+pa

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Baker and Chase are delighted to offer this well presented 2 double bedroom 2-bathroom flat, on the ground floor of this popular purpose built block on Kirkland Drive just 270 yards from Gordon Hill BR Station serving Moorgate in approx. 25 mins via Finsbury Park (Piccadilly and Victoria Line).

Overlooking the tennis courts & cricket field, this property boasts an excellent 18' living space with laminate wood flooring, a modern fitted kitchen including a washing machine and a dishwasher, two double bedrooms with the master enjoying the benefit of wall to wall fitted wardrobes and an en-suite shower room. This flat benefits from electric heating throughout and its own residents parking space.

Externally, Kirkland Drive is a well maintained development occupying an envious position, the highly sought after area of Chase Side is a short stroll away and offers a lovely selection of restaurants, pubs and independent shops, including Holtwhites Artisan Bakery, Zaza Italian restaurant and the Crown and Horseshoe Pub to name just a few.

The property is currently part furnished and is available from 18th October 2025.

For further details or to arrange your viewing, please contact our office.

Entrance hallway

Entrance door leading to hallway. Laminate flooring. Door leading to

Lounge

Laminate flooring, 2 double glazed windows, ceiling spotlights,

Kitchen

Vinyl flooring, double glazed window, range of wooden wall and base units, worktops, single drainer stainless steel sink unit with 1 1/2 bowl, tiled splashbacks, built in electric oven and hob, washing machine, dishwasher and fridge freezer.

Bathroom

Panel enclosed bath with mixer tap, low flush wc, wall mounted wash hand basin, part tiled walls, door to storage cupboard.

Bedroom 1

Fitted carpets, double glazed window, wall mounted electric heating, wall to wall fitted wardrobes with sliding doors.

En suite shower room

Low flush WC, wall mounted wash hand basin, walk in shower cubicle with shower, part tiled walls.

Bedroom 2

Fitted carpet, double glazed window, wall mounted electric heating.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property







particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.





Kirkland Drive, EN2

CAPTURE DATE
03/03/2020

LASER SCAN POINTS
23,478,510

GROSS INTERNAL AREA
69.6 Sqm / 749.4 Sqft



Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property:
69.6 Sqm / 749.4 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features,
includes en-suite, restricted head:
67.9 Sqm / 731.1 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL
70.4 Sqm / 757.2 Sqft

IPMS 2C RESIDENTIAL
68.7 Sqm / 739.0 Sqft

SPEC ID:
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EPC Rating C / Local Authority: Enfield / Council Tax Band: D