



## Kirkland Drive, Enfield

Available

Offers in excess of £300,000 (Leasehold)





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**This excellent flat with 1 reception room, 2 bedrooms, and 1 bathroom, this purpose-built property offers a cosy and inviting living space for you to call home.**

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Welcome to Kirkland Drive, Enfield - a charming location for this delightful flat! This purpose-built property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over. The bathroom is conveniently located for easy access from both bedrooms.

In very close proximity to Gordon Hill B.R station, the apartment boasts terrific living space, beginning with a bright and spacious living room offering ample living and dining space. Two double bedrooms, bright and airy kitchen.

Situated in a serene area, this flat offers access to communal grounds, providing a lovely outdoor space to enjoy. The property comes with a long lease, offering you peace of mind and stability.

Externally, Kirkland Drive is a well maintained development occupying an envious position, close to Gordon Hill B.R Station, which serves London Moorgate via Finsbury Park (Victoria & Piccadilly Lines). 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 Holtwhite's Artisan Bakery, Zaza Italian restaurant and the Crown and Horeshoe to name just a few.

Situated in a sought-after area, this flat offers a comfortable and convenient lifestyle. Whether you're looking for your first home, a place to downsize, or an investment opportunity, this property ticks all the boxes. Don't miss out on the chance to make this lovely flat your own in the heart of Enfield.

Tenure: Leasehold  
Lease term: 189 years from 24 December 2000  
Term remaining: 165 years (approx)  
Service Charge: £2,196.50  
Ground Rent: £0  
Local Authority: Enfield  
Council Tax Band: D

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## Front

Residence permit parking

## Hallway

Hardwood door to side aspect, entry phone, built in airing cupboard, fuse board, doors to:

## Lounge

Double glazed window to rear aspect, electric radiator, ample power points, external aerial point, door to:

## Kitchen

Double glazed window to rear aspect, 1 1/2 stainless steel sink and drainer, space for fridge freezer, plumbed space for washing machine/dishwasher, electric hob with integrated extractor hood over, electric oven, tiled splash backs, tiled floor, matching wall and base units with roll top work surfaces over

## Bedroom 1

Double glazed window to front aspect, electric radiator, power points

## Bedroom 2

Double glazed window to front aspect, electric radiator

## Bathroom

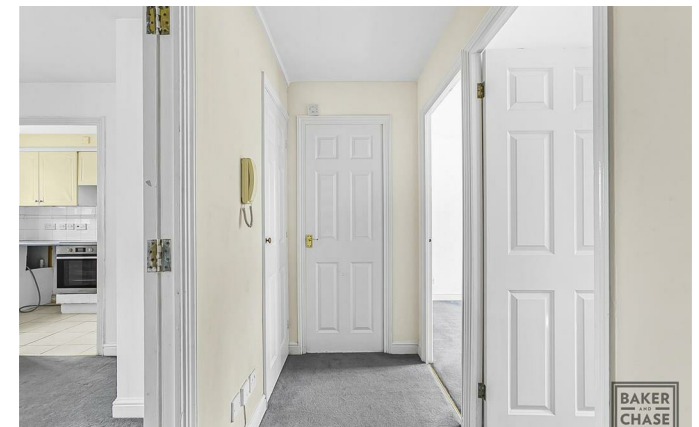
Double glazed opaque window to side aspect, low flush w/c, hand basin with mixer tap, panel bath with mixer tap, shower extension, shower screen, plus electric shower over, shaving point, extractor fan, wall mounted heater, part tiled

## Communal Grounds

Communal Garden

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or





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services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

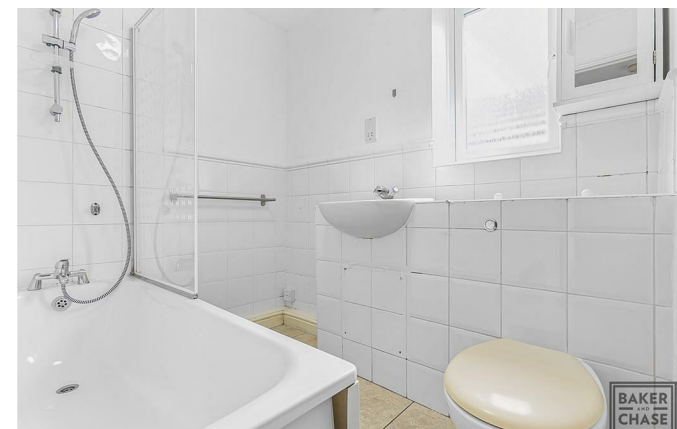
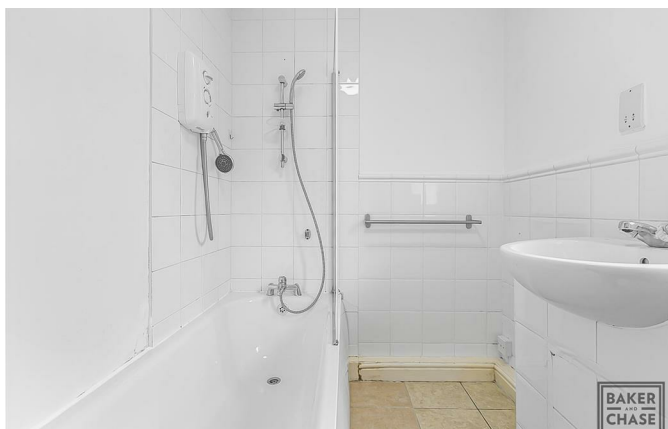
**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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

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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.

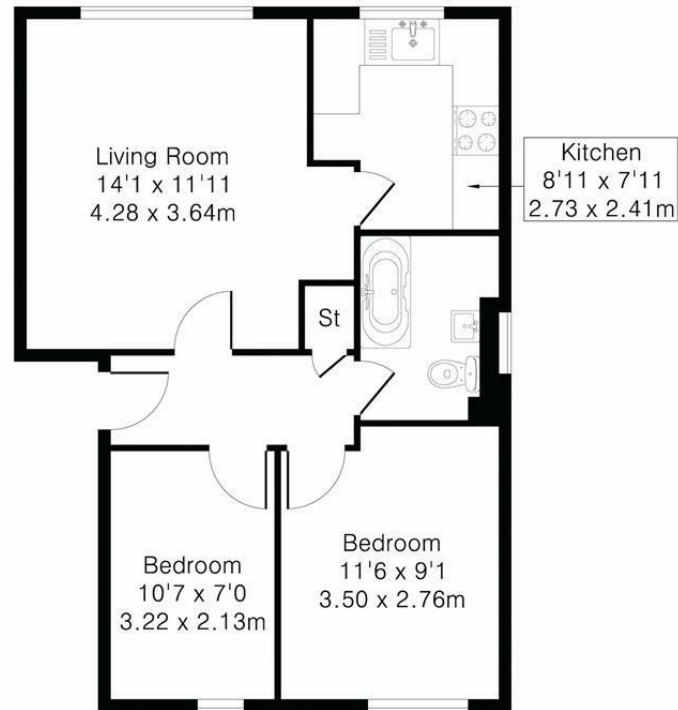




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Approximate Gross Internal Area 529 sq ft – 49 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

EPC Rating D / Local Authority: Enfield / Council Tax Band: D

