



27 Kirkland Drive, Enfield, EN2 0RJ
Offers In Excess Of £350,000



27 Kirkland Drive, EN2 0RJ

Lanes are delighted to offer this two bedroom, two bathroom ground floor flat situated conveniently for Gordon Hill rail station and local amenities. The property benefits from an extended lease, communal parking, telephone entry system, en-suite to bedroom one, electric heating and double glazing. Internal viewing highly recommended to fully appreciate this property.



Inner Hallway

Laminate flooring, entry phone system, doors leading to lounge/diner, bedroom one, bedroom two and bathroom.

Lounge/Diner 18'2" x 14'4" (5.54m x 4.37m)

Two double glazed windows to rear aspect, radiator, laminate flooring and door leading to kitchen.

Kitchen 8'8" x 7'11" (2.64m x 2.41m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted electric oven, microwave and hob with extractor hood. integrated fridge/freezer and space for washing machine, tiled floor and part tiled walls.

Bedroom One 11'1" x 10'4" (3.38m x 3.15m)

Double glazed window to front aspect, radiator and door leading to ensuite.

Ensuite

Frosted double glazed window to side aspect, low flush W.C, shower cubicle, sink with mixer tap, tiled floor and walls.

Bedroom Two 10'4" x 7'5" (3.15m x 2.26m)

Double glazed window to front aspect and radiator.

Bathroom

Frosted double glazed window to side aspect, panel enclosed bath with mixer tap and wall mounted shower, pedestal wash basin with mixer tap, low flush W.C, heated towel rail, tiled floor and part tiled walls.

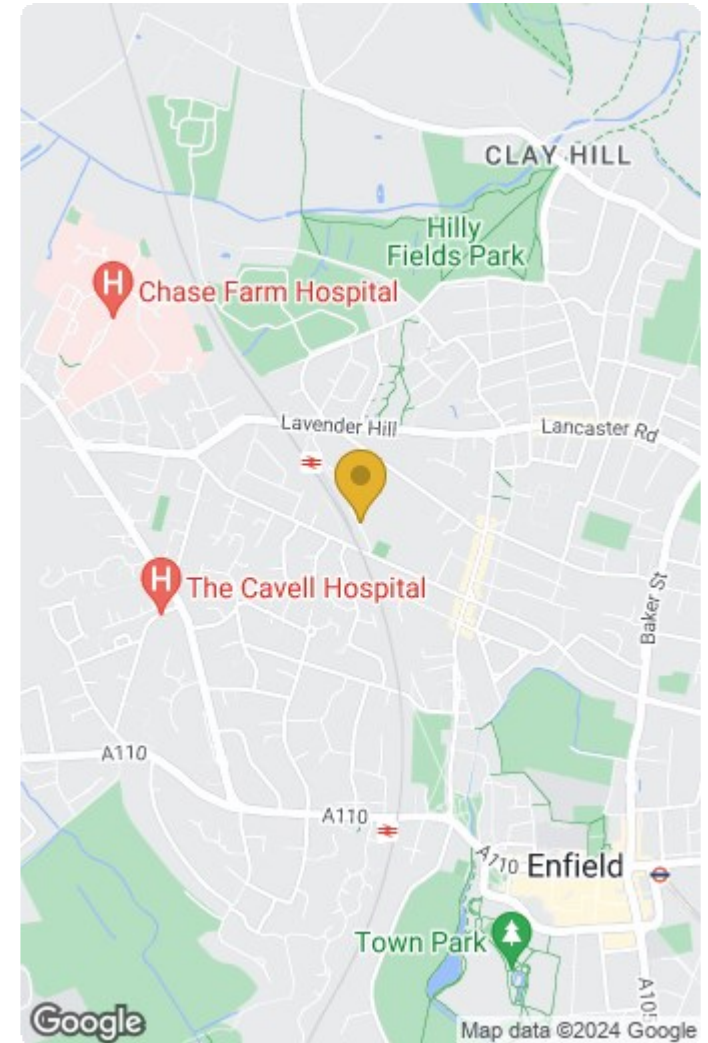
Lanes Estate Agents Enfield Reference

ET5134/AX/AX/AX/280224





GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

