

Lanes

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161 Dunraven Drive, Enfield, EN2 8LN

Offers In The Region Of £260,000

Lanes Enfield Town are delighted to offer this ONE BEDROOM FIRST FLOOR FLAT situated in a popular turning off 'The Ridgeway EN2' and a short walk away from Gordon Hill rail station. The property benefits from a Juliet balcony, double glazing, gas central heating, SHARE OF FREEHOLD, communal parking, communal gardens and more. Viewing is highly recommended.



Hallway

Storage cupboard, door leading to bathroom and access to open plan living room/kitchen.

Open Plan Living Room/Kitchen

20'4" x 11'5" (6.20m x 3.48m)

Living Room 13'7" x 11'5"

Double glazed window to rear aspect, radiator, door leading to bedroom one and open access to kitchen area.

Kitchen 7'10" x 7'6"

Eye and base level units with roll top worksurfaces, fitted oven, hob and extractor hood, space for washing machine and under counter fridge, stainless steel sink with mixer tap and drainer unit, part tiled walls and tiled floor.

Bedroom

13'11" x 6'1" (4.24m x 1.85m)

Double glazed sliding door leading to Juliette balcony and radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, low flush W.C, heated towel rail, tiled floor and tiled walls.

Lanes Estate Agents Enfield Property Reference

ET5180/AP/AX/AX/020924

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		
	72	79
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	

FIRST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 343 sq.ft. (31.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 are for guidance only. Made with Metropix C0024.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.



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