



Dunraven Drive, Enfield, EN2 8LL

welcome to
Dunraven Drive, Enfield

Barnfields are delighted to offer for sale this fantastic studio apartment ideal for a first time buyer or buy to let investor, situated in a sought after location just off The Ridgeway, with its bus routes to Oakwood Tube Station and within walking distance of Gordon Hill Overground Station (Moorgate Line).





Communal Entrance Hall

With intercom. Stairs lead up to:-

First Floor

Hallway

Wall mounted entryphone, laminate flooring.

Bathroom

Panelled bath with electric shower above and glass screen, vanity encased wash hand basin with cupboards under, low level WC, double glazed window, tiled walls and floor.

Lounge

18' 2" x 11' 9" (5.54m x 3.58m)

Laminate floor, range of built-in wardrobes, new electric storage heater, double glazed windows, double glazed door to balcony, door to:-

Kitchen

9' 7" x 5' 10" (2.92m x 1.78m)

Modern fitted kitchen with a range of fitted wall and base units with toning worksurfaces incorporating stainless steel sink and drainer, electric hob with extractor above and stainless steel oven below, plumbing for washing machine, space for fridge-freezer, large built-in cupboard housing hot water tank, tiled splashbacks, laminate flooring, double glazed windows to rear.

Outside

Parking

Available on a first come first served basis.



view this property online barnfields.co.uk/Property/ENF104540



welcome to

Dunraven Drive, Enfield

- Modern Fitted Kitchen
- Lounge / Sleeping Area
- Balcony
- Bathroom
- First Floor

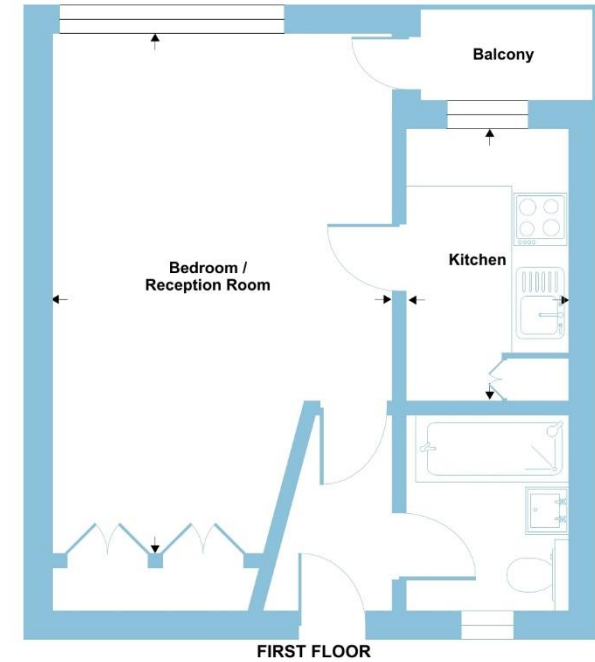
Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 03 Feb 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © ricscom 2022. Produced for Barnard Marcus. REF: 1168525

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF104540 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)