



Kirkland Drive, Enfield, EN2 0RJ

welcome to
Kirkland Drive, Enfield

Spacious, two-bedroom, two-bathroom first floor apartment in this popular and sought after residential location, just minutes from Gordon Hill Rail Station (Moorgate Line), shops, schools, parks and within easy access of both Enfield Town with its multiple shopping facilities, M25 motorway and greenbelt countryside.

The property is offered on a chain free basis and has a long lease.



Entrance Hall

Wood effect floor, door entry phone system.

Lounge

18' 2" max x 14' 5" max (5.54m max x 4.39m max)

Wood effect floor, electric wall heater, attractive views to front aspect over tennis courts and cricket field, door to kitchen.

Kitchen

8' 7" x 7' 11" (2.62m x 2.41m)

Fitted in matching wall and base units with inset 1 1/2 bowl stainless steel sink and drainer to worksurface, tiled splashback, integrated oven and grill, hob with fume extractor fan over, plumbing for washing machine, space for fridge freezer, ceramic tiled floor, attractive views to front aspect over tennis courts and cricket field, door to lounge.

Bedroom One

10' 11" x 10' 8" (3.33m x 3.25m)

Fitted carpet, wall mounted electric heater, fitted wardrobe, door to en-suite.



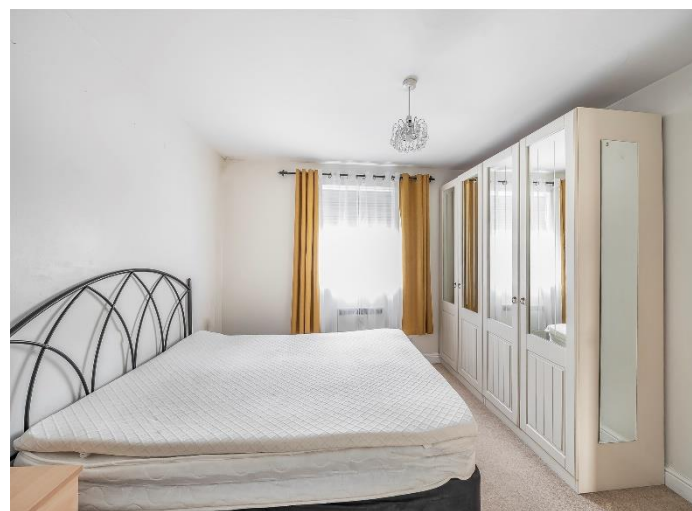
En-Suite

Low flush WC with concealed cistern, vanity wash hand basin, tiled shower cubicle with glass door, ceramic tiled floor, part tiled walls, extractor fan, electric wall heater, frosted window to side.

Bedroom Two

10' 6" x 7' 7" (3.20m x 2.31m)

Fitted carpet, electric wall heater, fitted wardrobe.



Bathroom

Low flush WC with concealed cistern, vanity wash hand basin, panelled bath, shaver point, cupboard housing hot water tank, ceramic tiled floor, part tiled walls, extractor fan, electric wall heater, frosted window to side.

Outside

Communal Gardens

Laid to lawn with hedging, parking pays for residents via permit.



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welcome to Kirkland Drive, Enfield

- Long Lease
- Spacious Lounge
- Chain Free
- Permit Parking – Free To Residents
- En-Suite to Master Bedroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of
£325,000



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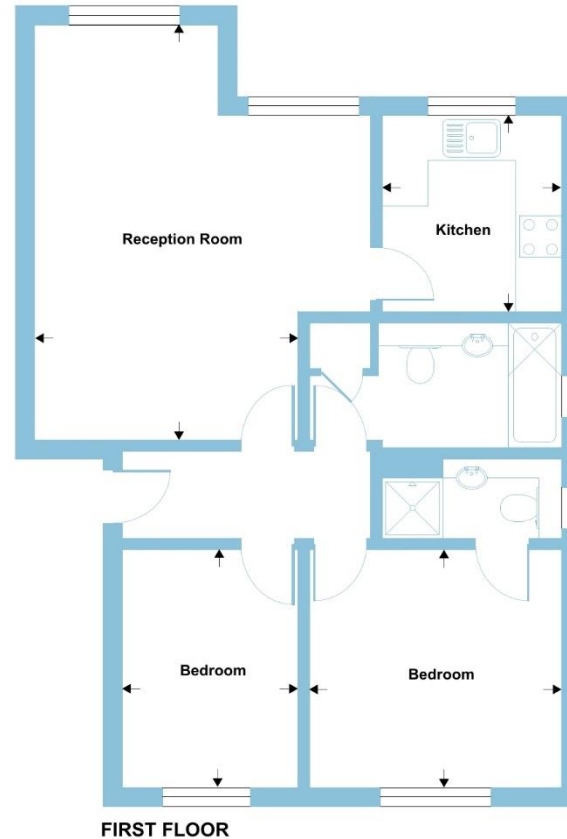
Property Ref:
ENF104773 - 0003

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Approximate Area = 655 sq ft / 60.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Barnard Marcus. REF: 1229830

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Please note the marker reflects the
postcode not the actual property

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