



Kirkland Drive, Enfield, EN2 0RJ



welcome to

Kirkland Drive, Enfield

Barnfields are delighted to offer for sale this fantastic recently refurbished two bedroom first floor flat in a well maintained cul-de-sac with trees and greenery in a most sought after location with excellent transport links. A connecting pathway offers quick access to Gordon Hill Overground Station (Moorgate Line). Enfield Town and Southgate Stations also within easy reach and local sports centres are close at hand.

The property benefits from a new kitchen, two new bathrooms, new fitted carpets and new Dimplex night storage heaters and radiator.

This chain free property must be viewed to be fully appreciated!



Communal Front Door

The communal front door with entryphone system opens to the communal hallway with stairs to FIRST FLOOR.

Flat Door Opens To The Hallway

With newly fitted carpet and entryphone.

Lounge

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

Newly fitted carpet, double glazed windows to front, newly installed WiFi compatible Dimplex night storage heater.

Kitchen

8' 8" x 8' (2.64m x 2.44m)

With newly fitted wall and base units, toning worktops, sink and drainer, built-in oven with electric induction hob and extractor above, plumbing for washing machine, space for fridge/freezer, metro tiled splashbacks, attractive vinyl floor, double glazed windows to front.

Bedroom One

11' 1" x 10' 7" (3.38m x 3.23m)

Newly fitted carpet, double glazed windows, newly installed WiFi compatible Dimplex night storage heater, door to:-

En-Suite

Newly fitted with fully tiled step-in shower cubicle, wall mounted hand basin, WC with concealed cistern, part tiled walls, chrome heated towel rail, vinyl floor, double glazed window to side.

Bedroom Two

Newly fitted carpet, newly installed WiFi compatible Dimplex electric radiator, double glazed window.

Bathroom

Refurbished to a high standard, panelled bath with shower over, low level WC with concealed cistern, wall mounted hand basin, part tiled walls, built-in cupboard housing the hot water tank with an upgraded, newly fitted dual thermostat and new electronic timer, attractive vinyl floor, chrome heated towel rail, double glazed window to side.

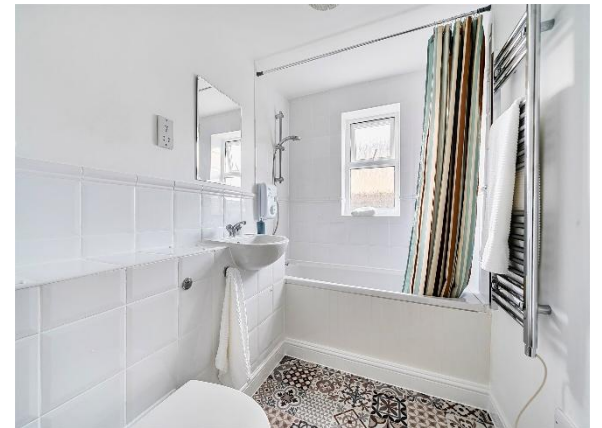
Outside

Parking

Permit parking is available for all residents on a first come first served basis.

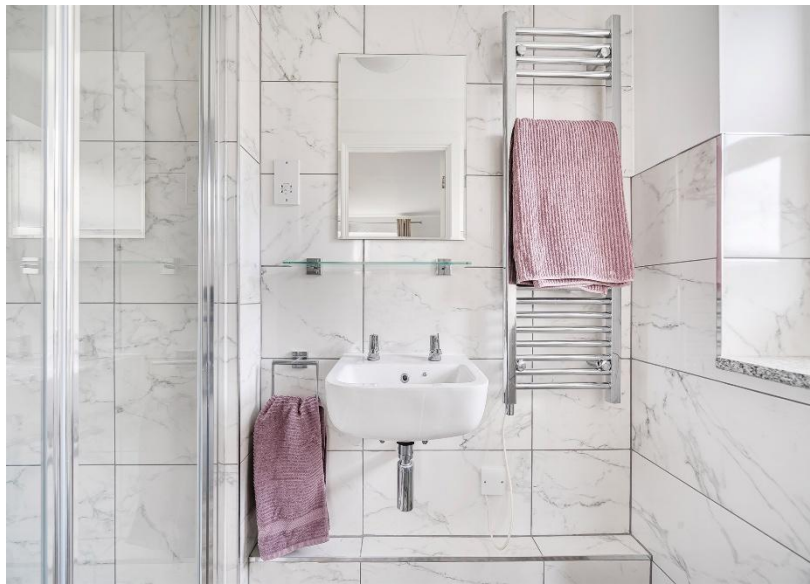
Communal Gardens

Pleasant communal gardens surround the block.



view this property online barnfields.co.uk/Property/ENF105629





welcome to

Kirkland Drive, Enfield

- Newly Fitted Kitchen
- Two Newly Fitted Bathrooms
- New Carpets
- New Dimplex Night Storage Heaters
- First Floor

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2510.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 174 years from 09 Jul 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000

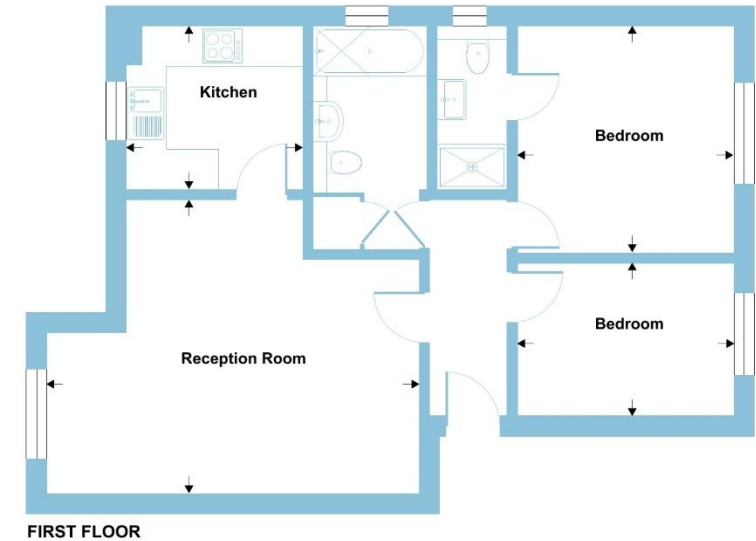


Please note the marker reflects the postcode not the actual property

Kirkland Drive, Enfield, EN2

Approximate Area = 647 sq ft / 60.1 sq m

For identification only - Not to scale



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Property Ref:
ENF105629 - 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.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Barnard Marcus. REF: 1401622



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