



Melling Drive, Enfield, EN1 4UZ

welcome to
Melling Drive, Enfield

Barnfields are delighted to offer this modern, ground floor, purpose built two bedroom apartment in a highly desirable location, within a short walk of David Lloyd Sports Centre, Enfield Playing Fields and within easy access of Enfield Town multiple shopping centre and rail stations, Forty Hall Country Park and the M25 Motorway.

The property is offered on a chain free basis.





Entrance Hall

Wood effect floor, door entry phone, storage cupboard, cupboard with hot water tank.

Spacious Lounge

18' 1" x 12' 2" max (5.51m x 3.71m max)

Fitted carpet, electric wall heater, floor to ceiling window, door to kitchen.

Kitchen

9' x 7' 10" (2.74m x 2.39m)

Comprising a range of matching base and wall cupboards with one and a half bowl stainless steel sink and drainer inset to worksurface, tiled splashback, plumbing for washing machine, space for fridge freezer, integrated electric oven, grill and hob, skirting heater, tiled floor.



Bedroom One

10' 9" x 9' (3.28m x 2.74m)

Fitted carpet, electric wall heater.

Bedroom Two

10' 5" x 7' (3.17m x 2.13m)

Fitted carpet, electric wall heater.

Bathroom

Comprising, low flush WC, vanity basin, panelled bath with mixer taps, shower curtain and rail, electric wall heater, extractor fan.

Outside

Parking and communal areas surround the block.



view this property online barnfields.co.uk/Property/ENF105518



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Melling Drive, Enfield

- Two Bedrooms
- Ground Floor
- Chain Free
- Spacious Lounge
- Over 100 Year Lease Remaining

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1940.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105518 - 0002

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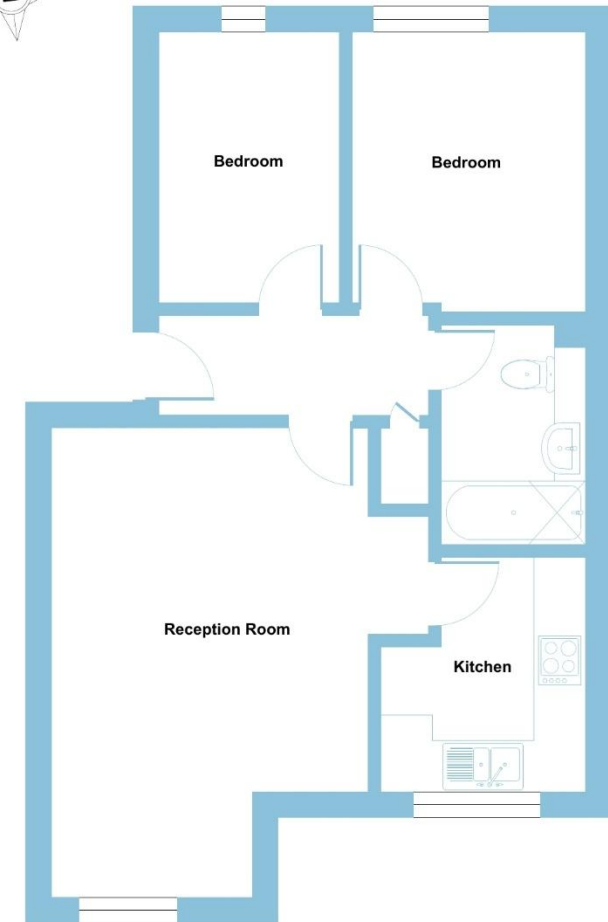
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Melling Drive, Enfield, EN1

Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Barnard Marcus. REF: 1394881

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