

Melling Drive, Enfield, EN1 4UZ



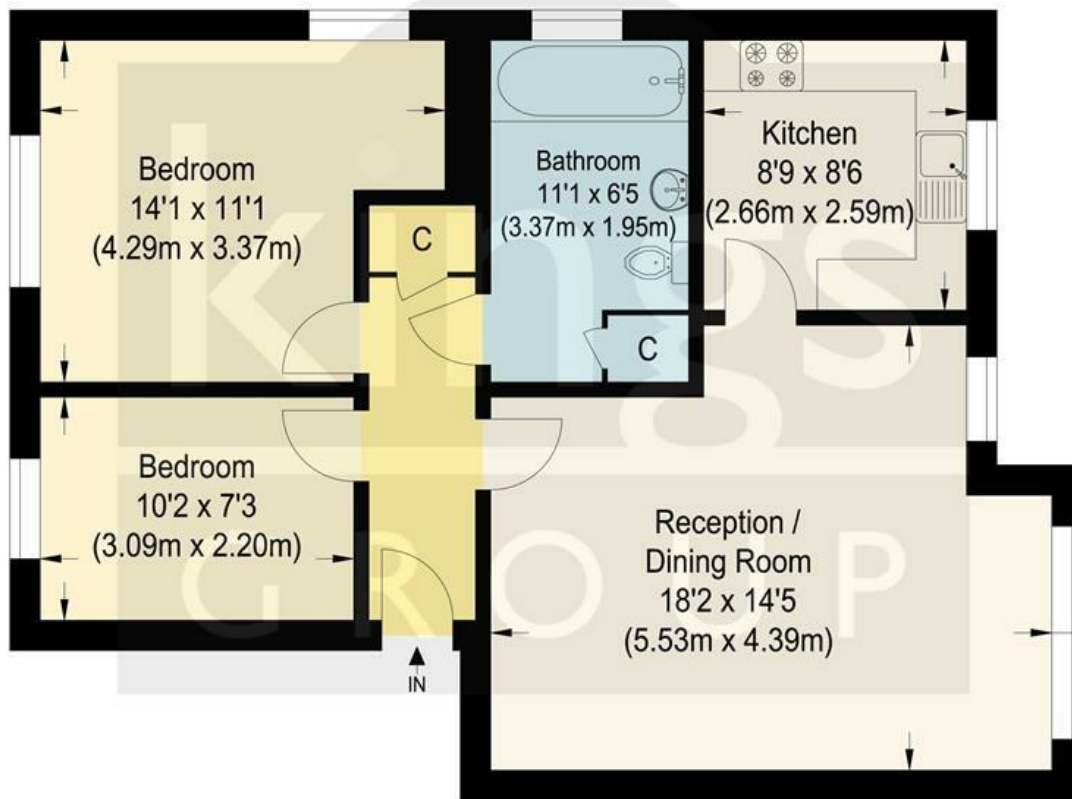
£1,700

Ground Floor Two Bedroom Apartment, Available Now.

Occupants will benefit from a spacious lounge, separate fitted kitchen, three piece bathroom suite and two bedrooms. Residents will enjoy the convenience of free parking and the property's prime location. It's within the catchment area of sought-after schools, including Worcesters Primary School, making it an ideal choice for families.

Commuting is a breeze with easy access to the A10, M25, and A406, providing excellent links to surrounding areas. Public transport is easily accessible, with bus stops just a short walk away. The property is also within close proximity to various shops and amenities, including the David Lloyd Leisure Centre and Enfield Retail Park.





Ground Floor

Melling Drive

Approximate Gross Internal Floor Area : 61.40 sq m / 660.90 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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			
England & Wales		77	79
		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	

