



**ABSOLUTE**  
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com

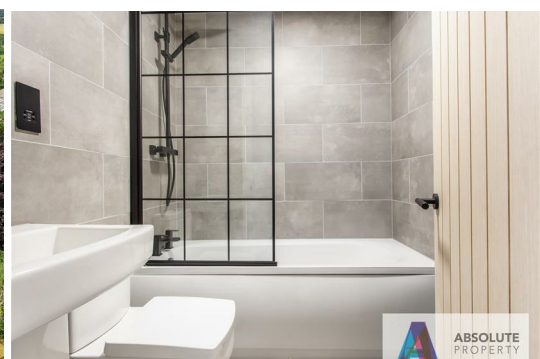


**185 Dunraven Drive, Enfield**  
**EN2 8LN**  
**£1,350**

Absolute Property are pleased to offer this one bedroom second floor apartment which has been completely refurbished and modernised throughout to a high specification. situated approx. 0.7 miles from Gordon Hill Station with convenient bus routes to Oakwood Underground Station. Enfield Town is just a short walk away with all of its shops, restaurants and amenities. Benefits include modern Kitchen, Luxury Bathroom, Juliet balcony as well as an open plan kitchen/lounge.

Viewing is highly recommended to avoid disappointment.

Available Now





**185 Dunraven Drive, Enfield  
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**Entrance:**  
Front door opening to:

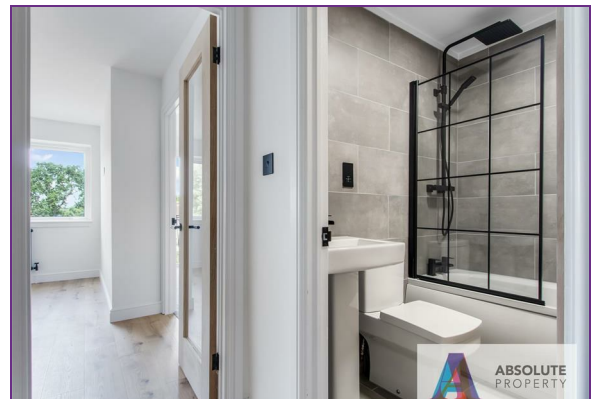
**Hallway:**  
Wood Flooring, door to Lounge, door to bathroom.

**Bathroom:**  
Three piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower unit, Victorian style heated towel rail, extractor fan, fully tiled

## Lounge/kitchen

Open plan kitchen/living, wood flooring, range of eye and base level units built in oven, hob and extractor, sink unit with mixer taps, Victorian style radiator, door to bedroom.

**Bedroom:**  
Built in wardrobe, Victorian style radiator, upvc double glazed sliding door opening to Juliet balcony.



**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Target
Very energy efficient: lower running costs	72	76
A	72	76
B	72	76
C	72	76
D	72	76
E	72	76
F	72	76
G	72	76

**Environmental Impact (CO<sub>2</sub>) Rating**

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Target
Very environmentally friendly: lower CO <sub>2</sub> emissions	G	A
A	G	A
B	G	A
C	G	A
D	G	A
E	G	A
F	G	A
G	G	A