



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Melling Drive, Enfield, EN1 4DN
Offers In Excess Of £335,000

Kings Group-Enfield Town are delighted to offer this CHAIN FREE WELL PRESENTED TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT which benefits from its own private balcony. In our opinion this property would make an ideal first time purchase or investment opportunity. Within easy reach of local shops and amenities including David LLOYD Leisure Centre and Forty Hall Country Park.

Accommodation comprises an open plan kitchen/living room, two double bedrooms with en-suite shower room to the master, family bathroom, ample storage space and allocated parking.

Hallway

Spotlights, Video entry system, Three built in storage cupboards, Double radiator, Laminate flooring, Smoke alarm, Power points

Open Plan Kitchen/Lounge/Diner

25'73 x 11'62 (7.62m x 3.35m)

Double glazed window to the front aspect, Double radiator x2, Laminate flooring, A range of base and wall units with roll top work surfaces, Integrated cooker with electric oven, Electric hob, Integrated chimney style extractor hood, Double sink drainer unit, Space for fridge/freezer, Spotlights, Phone point, TV aerial point, Power points, Double glazed door leading to the balcony

Bathroom

7'62 x 6'18 (2.13m x 1.83m)

Spotlights, Partly tiled walls, Heated towel rail, Tiled flooring, Panel enclosed bath with shower attachment, Wash basin with mixer tap, Low level WC, Shaver point

Bedroom 1

17'86 x 11'19 (5.18m x 3.35m)

Double glazed window to the front aspect, Double radiator, Carpeted flooring, Built in wardrobes, Phone point, Power points

En-Suite Shower Room

6'18 x 4'54 (1.83m x 1.22m)

Spotlights, Partly tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Shower cubicle, Wash basin with mixer tap, Low level WC, Shaver point

Bedroom 2

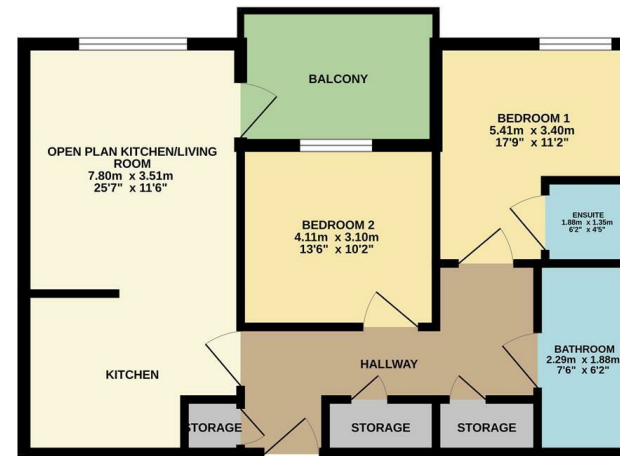
13'58 x 10'24 (3.96m x 3.05m)

Double glazed window to the front aspect, Double radiator, Carpeted flooring, Power points

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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		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	

THIRD FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas and other facts are approximate and not guaranteed to show the true proportions of the buildings. This plan is for guidance only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Netplan (2023)

