



# Kirkland Drive, Enfield

£289,000

**Havilands**

the advantage of experience





- One Bedroom Apartment
- First Floor
- Chain Free
- Leasehold - 120 Years Remaining
- Permit Parking
- Walking Distance to Gordon Hill Mainline station (Moorgate approx 40 mins).
- Communal Gardens
- Close to Local Shops & Amenities along Chase Side
- White Goods Included
- Water & Buildings Insurance included with Service Charge

For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this one bedroom apartment located NEXT TO GORDON HILL STATION on Kirkland Drive, EN2. A fantastic starter home or investment property, this FIRST FLOOR apartment is offered with a remaining lease of 120 years and is comprised of lounge, kitchen (including white goods), bathroom and double bedroom. The property also benefits from a buzzer entry system, permit parking and communal gardens. There is also secure storage on site for bicycles. Additionally the property benefits from loft access providing extra storage space and communal gardens. The property is located within easy reach of Gordon Hill Mainline station providing rail links into central London (Moorgate approx 40 mins) as well as being within walking distance to a number of local shops and amenities on Chase Side. The apartment is a 5 minute drive to Enfield Town Overground station with direct links to Liverpool St. (Approx 30 mins). Additionally, the property is well located with excellent road links across Enfield, as well as being a short distance to both the A10 & A1005 providing routes across the Borough and North London. Nearby are plenty of leisure facilities with Holtwhites Sport & Social club at the end of the road, as well as significant green space with Trent Park, Hilly Fields Park and the Forty Hall estate all within easy reach. To arrange a viewing, please do not hesitate to get in touch.

**Additional Information:**

Tenure: Leasehold

Lease Remaining: 120 Years

G/Rent: £15pcm

S/Charge: £150pcm (inc water & buildings insurance)

Local Authority: Enfield Borough

Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 81(B); Potential 81(B)

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Approximate Gross Internal Area 414 sq ft – 38 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

