



Dunraven Drive, Enfield

£235,000

Havilands

the advantage of experience



- CHAIN FREE
- One Double Bedroom First Floor Apartment
- Private Balcony
- Communal gardens and communal parking
- Close to Chase Farm Hospital and Wren Academy School
- Conveniently Located for Gordon Hill and Enfield Chase National Rail Stations



For more images of this property please visit havilands.co.uk



Havilands are delighted to present this CHAIN FREE first floor one bedroom BALCONY flat with communal parking.

Stairs to first floor, hallway leads to a bright and spacious, well presented living room and doors to private balcony over looking communal gardens. The property also features separate kitchen, double bedroom and family bathroom.

Located on a residential location off the Ridgeway and giving easy access to the M25 as well as Gordon Hill and Enfield Chase National Rail stations. Ideally located for Chase Farm Hospital and sought after Wren Academy school. Viewing highly recommended.

Tenure: Leasehold 91 years

Ground Rent: £250 per annum

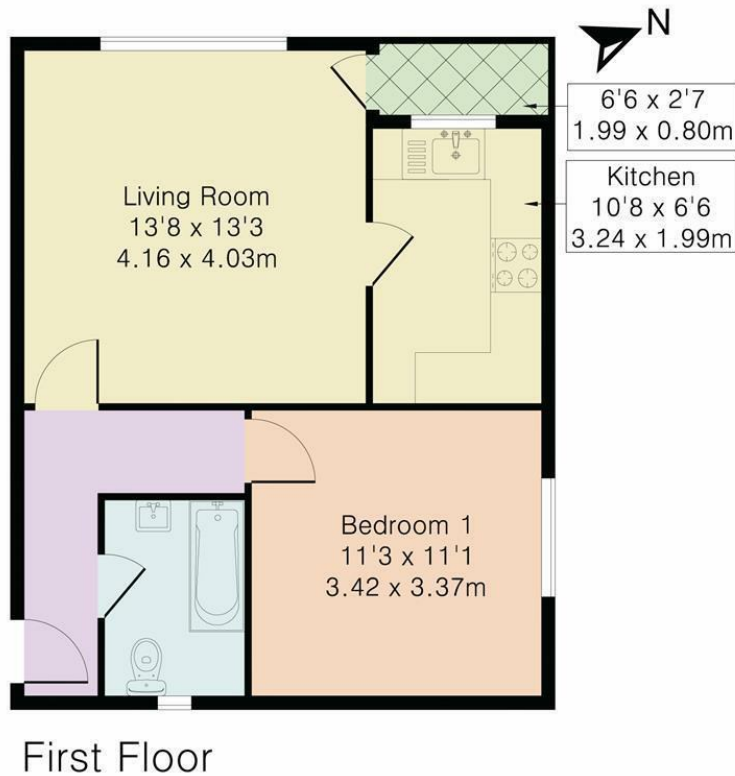
Service Charge: £1400 per annum

Council Tax: Band C (£1835.98 24/25)

EPC: Currently 71C Potentially 93A

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Approximate Gross Internal Area 479 sq ft – 45 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	71	
(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	



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

