



Dunraven Drive, Enfield

£240,000

Havilands

the advantage of experience



- One Bedroom Apartment
- Chain Free
- Balcony
- Communal Parking
- Walking Distance to both Gordon Hill & Enfield Chase Mainline Stations (Moorgate approx 30 mins)/
- Excellent Public Transport Links
- Local Shops inc. Waitrose Nearby
- 125 Year Lease on Completion

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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM APARTMENT located on Dunraven Drive, EN2. Situated in the popular Enfield Chase region, just off of The Ridgeway, this ideal starter property is comprised of one double bedroom, bathroom, kitchen and spacious lounge. The property also benefits from a private balcony and communal parking. The property offers over 500sqft of living space and will benefit from a 125 year lease on completion. Within walking distance of the property are both Gordon Hill & Enfield Chase Mainline stations, both providing direct links to central London (Moorgate approx 30 mins). Additionally, the property is within close proximity to public transport links serving Enfield Town, Chase Farm Hospital, Oakwood & Southgate Underground stations (Piccadilly). Also within walking distance of the property are a number of local shops and amenities along Windmill Hill including Waitrose & Tesco Express. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Leasehold

Lease Length: 125 Years (On completion)

G/Rent: £100/year

S/Charge: £TBC

Local Authority: Enfield Borough

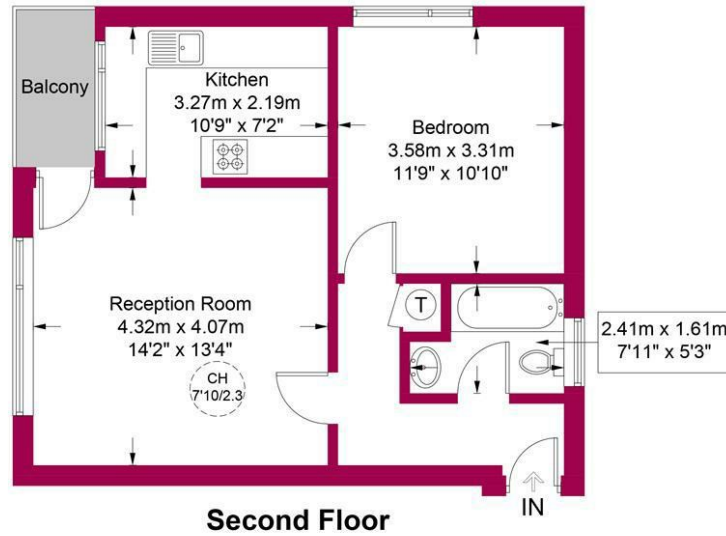
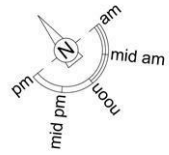
Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 44(E); Potential 82(B)

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

Dunraven, EN2

Approximate Gross Internal Area = 511 sq ft / 47.5 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

Havilands
 the advantage of experience