



# Kirkland Drive, Enfield

£350,000

**Havilands**

the advantage of experience





- GROUND FLOOR
- WALKING DISTANCE TO GORDON HILL STATION (MOORGATE APPROX 40 MINS)
- PLEASANT GREEN VIEWS OVERLOOKING HOLTSWHITES SPORTS & SOCIAL CLUB
- PARKING
- EN-SUITE TO MASTER BEDROOM
- EXCELLENT FIRST TIME OR INVESTMENT PURCHASE
- WALKING DISTANCE TO LOCAL SHOPS ALONG CHASE SIDE
- LEASE OVER 160 YEARS
- CHASE SIDE PRIMARY SCHOOL IS 0.4 MILES AWAY AND ST MICHAEL'S PRIMARY SCHOOL IS 0.6 MILES AWAY

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



Havilands are pleased to offer For Sale, this TWO BEDROOM APARTMENT located NEXT TO GORDON HILL STATION on Kirkland Drive, EN2. A fantastic starter home or investment property, this GROUND FLOOR apartment is offered with a remaining lease of over 160 years. With pleasant views overlooking green space and Holtwhites Sports & Social Club the property is comprised of lounge, kitchen, bathroom and two bedrooms with an en-suite to the master bedroom. The property also benefits from a buzzer entry system, permit parking and communal gardens. There is also secure storage on site for bicycles. 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.

Chase Side Primary School 0.4 miles away and St. Michael's Primary School is 0.6 miles away.

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: 166 Years

G/Rent: £NIL:

S/Charge: £2250/year (inc water & buildings insurance)

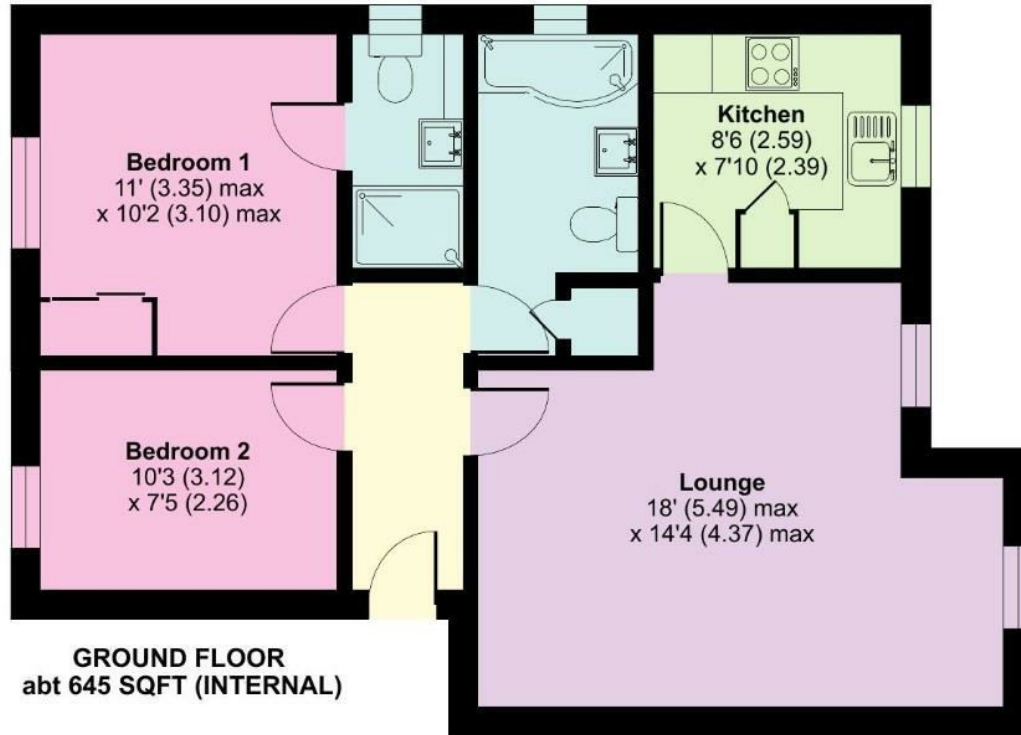
Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 57(E); Potential 77(C)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</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	

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 come by and meet the team  
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