



# Dunraven Drive, Enfield

£260,000

**Havilands**

the advantage of experience



- One Bedroom Apartment
- Share of Freehold
- 978 Years Remaining on Lease
- Third Floor
- Scenic Views of London
- Communal Parking
- Walking Distance to Gordon Hill Mainline Station (Moorgate approx 35mins)
- Local Shops inc. Little Waitrose Within Walking Distance



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



**\*\*Guide Price - £260,000-£270,000\*\***

Havilands are pleased to offer For Sale this ONE BEDROOM APARTMENT located on Dunraven Drive, EN2. Situated on the THIRD FLOOR, this ideal starter home or investment property is offered with SHARE OF FREEHOLD and a remaining lease of 978 years. The property offers 462sqft of living space and is comprised of: 18' double bedroom, bathroom, kitchen and 15' lounge. The property also benefits from communal off-street parking. The apartment offers excellent views across North London and is within walking distance of Gordon Hill Mainline Station providing direct rail links into central London (Moorgate approx 35mins). The property is also well served by public transport with regular bus routes in addition to excellent road links across Enfield, the wider Borough and the M25. The property is close to local shops and amenities with local shops including Little Waitrose on Windmill Hill within walking distance. Also nearby are both Chase Farm & Cavell Hospitals. Viewing is highly recommended - to arrange yours, please get in touch.

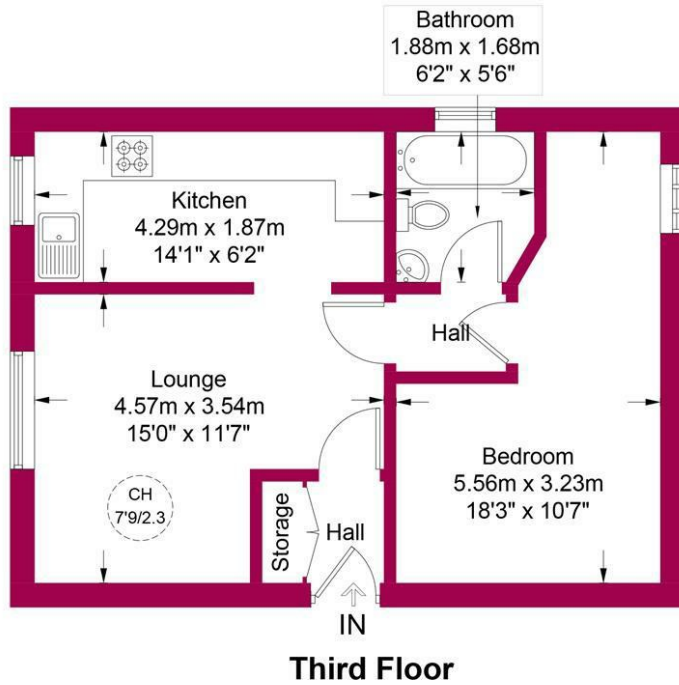
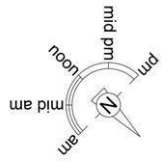
**Leasehold Information:**

Tenure: Share of Freehold (Leasehold)  
Lease Length: 999 years from 01/01/2003  
Lease Remaining: 978 years  
G/Rent: £NIL  
S/Charge: £1100/year  
Local Authority: Enfield Borough  
Council Tax: Band C (£1835.98 24/25)  
EPC Rating: Current 58(D); Potential 66(D)

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

Dunraven Drive, EN2

Approximate Gross Internal Area = 462 sq ft / 42.9 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	<b>66</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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

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