



Pearl & Chance

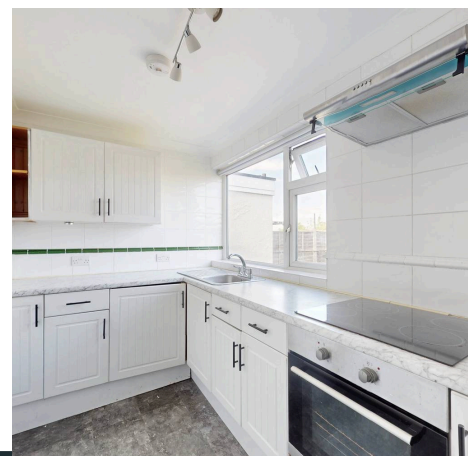
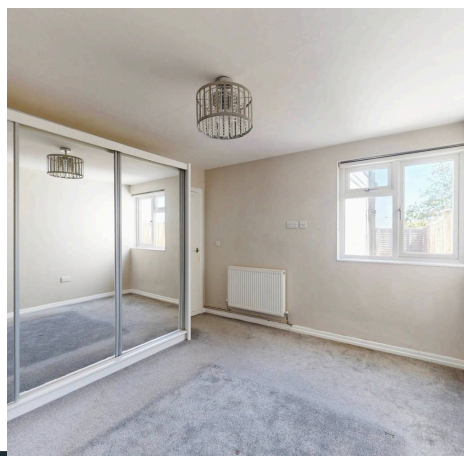
Dunraven Drive, Enfield, EN2

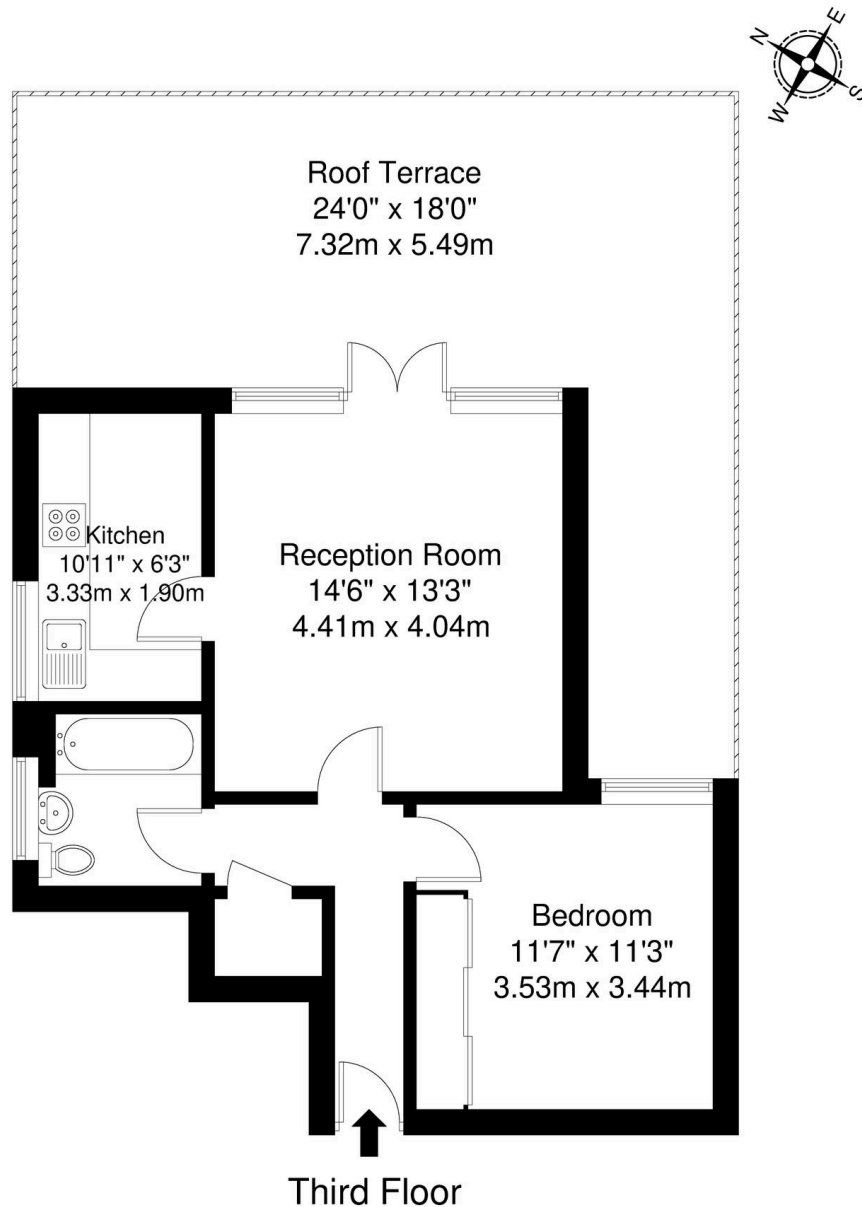
Guide Price £140,000

Dunraven Drive, Enfield, EN2

Situated on the highly regarded The Ridgeway, this well presented top floor apartment features an exceptional private roof terrace measuring approximately 24ft x 18ft, enjoying sunshine throughout the day. The property offers a bright 14ft reception room with direct access to the terrace, a separate fitted kitchen, a generous double bedroom with fitted mirrored wardrobes, a well maintained bathroom, gas central heating, double glazing, residents' parking and communal grounds. Conveniently located within walking distance of Gordon Hill railway station and close to Enfield Town, this apartment combines exceptional outdoor space with a highly desirable location.

- Leasehold
- Council Tax Band: C
- One Bedroom
- Top Floor
- Chain Free
- Large Private Roof Terrace
- Highly Sought-After Ridgeway Location
- Close to Gordon Hill Station
- Double Glazing
- Residents Parking



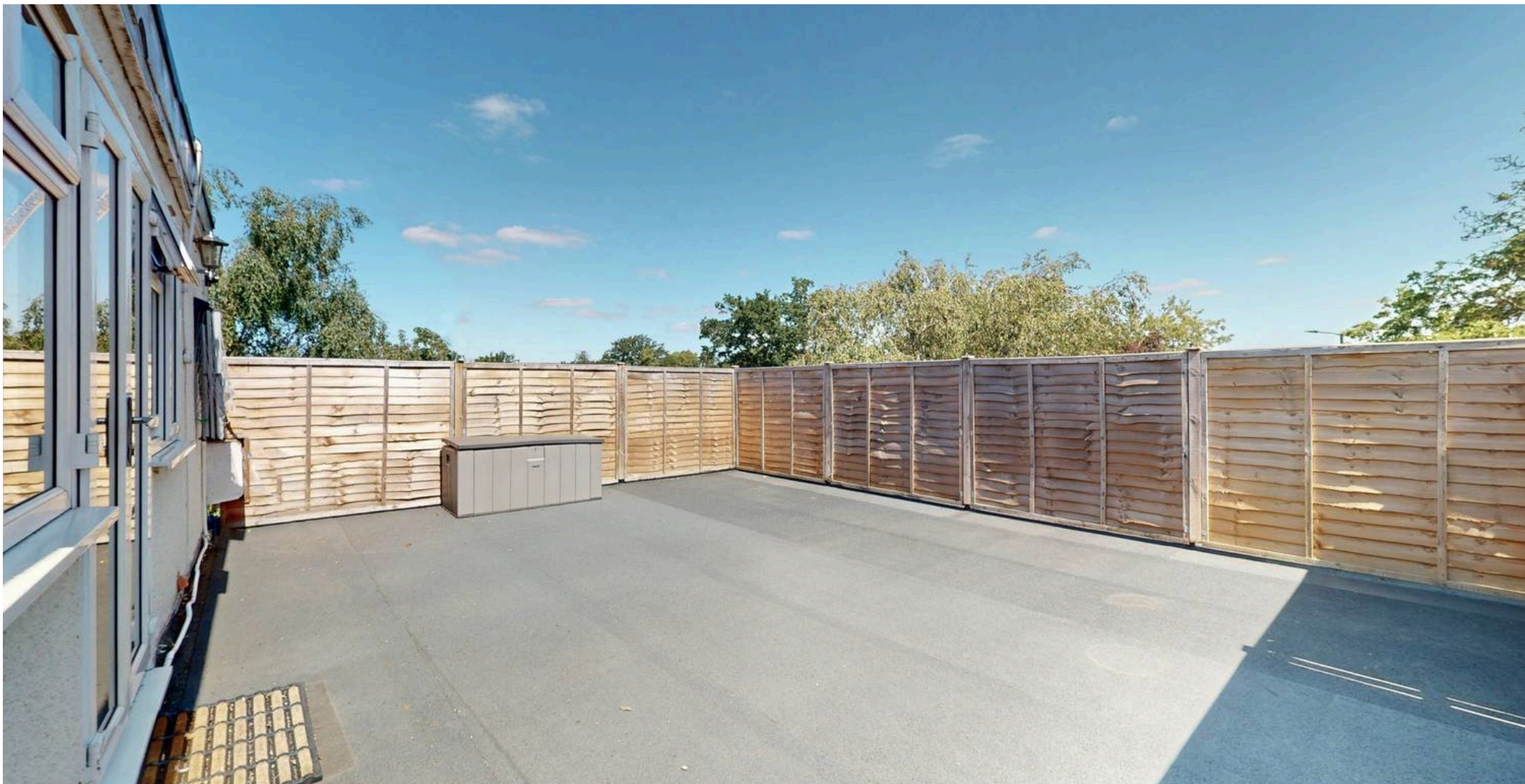


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Total Gross Internal Area = 48.1 sq m / 517 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



Pearl & Chance

1 Hoop Lane, London - NW11 8JR

0208 059 5559

info@pearlandchance.co.uk

<http://pearlandchance.co.uk>



IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.