



## Melling Drive, , Enfield, EN1 4DN

- Chain free
- First Floor
- Close to local amenities
- Video entry sytem
- Excellent condition throughout
- Balcony
- Bike Storage
- Close to Transport links
- Close to Enfield playing fields & David Lloyds
- Ample storage throughout

**Asking Price £235,000**





# Melling Drive, , Enfield, EN1 4DN

## DESCRIPTION

Chain free and set on the first floor, this well presented one bedroom apartment benefits from a private terrace and is offered in good condition throughout.

Available to view by appointment only, the property offers approximately 537 sq ft (50 sq m) of internal accommodation and features a semi open plan layout, with a fitted kitchen and dining area flowing into a bright and well proportioned reception room. This creates a practical and sociable living space, with direct access onto a private terrace, providing an ideal area for outdoor seating or dining.

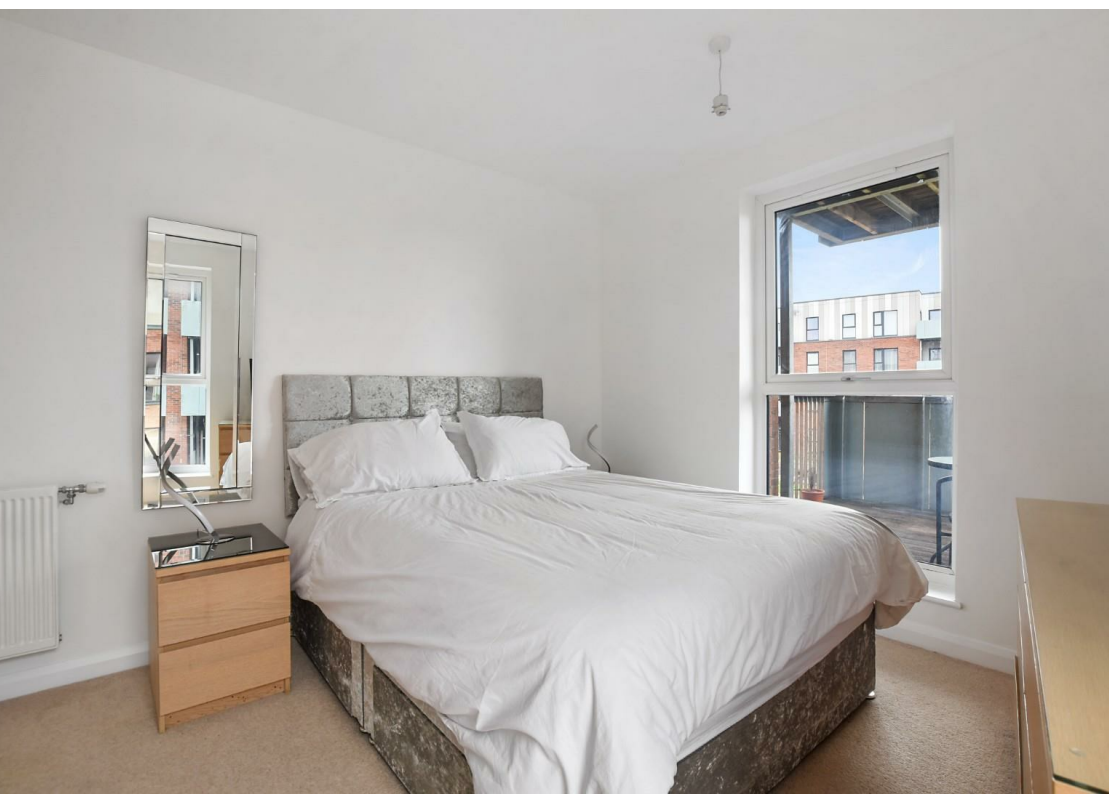
The kitchen is fitted with a contemporary range of wall and base units, integrated appliances, and ample worktop space. The double bedroom measures approximately 12'10 x 11'3, benefits from good natural light, and includes built in wardrobes providing useful storage. The bathroom is finished in a modern, neutral style and includes a full size bath with shower over. The apartment also benefits from ample storage throughout, making it a strong option for first time buyers, investors, or those seeking a low maintenance home.

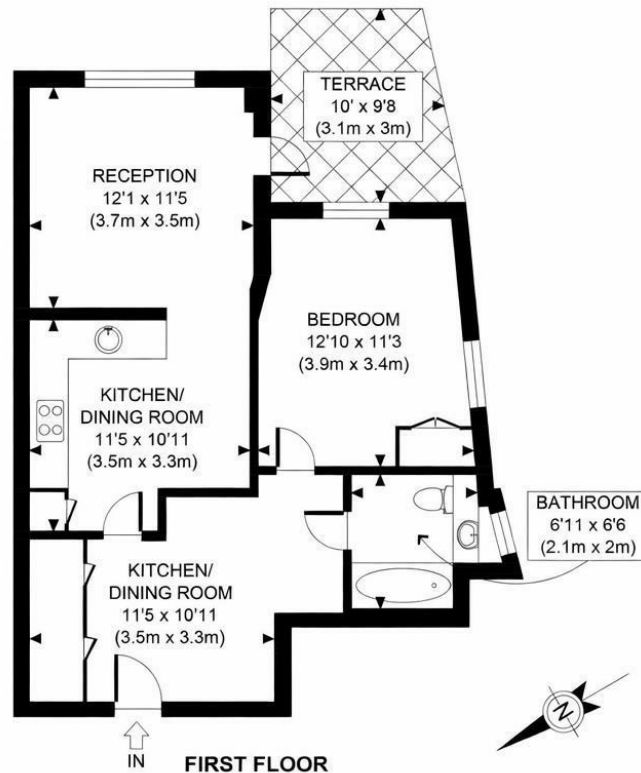
Lewis House is set on Melling Drive and is well located for everyday amenities, with David Lloyd Leisure and Enfield Playing Fields both just moments away, along with a range of local shops and services.

The property is well positioned for transport links, with Enfield Town, Southbury (Overground), and Gordon Hill (National Rail) all within easy reach. Numerous bus routes operate nearby, and road connections to the A10, A406 (North Circular), and the M25 are easily accessible.

In accordance with the Estate Agents Act 1979, the vendor of this property is a relative of a member of staff at Hunters.







<b>FIRST FLOOR GROSS INTERNAL FLOOR AREA 537 SQ FT</b>	<b>Lewis House</b>
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 11/02/25
	<b>photoplan</b>

### Viewings


Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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>		<b>83</b>	<b>83</b>
(55-68) <b>D</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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.