



**Kirkland Drive, Enfield, EN2 0RT**



**welcome to**

**Kirkland Drive, Enfield**

Beautifully appointed two bedroom, two bathroom ground floor apartment in this popular and sought after residential location, just minutes from Gordon Hill Rail Station (Moorgate Line), shops, schools, parks and within easy access of both Enfield Town with its multiple shopping facilities, M25 Motorway and greenbelt countryside.

The property has been maintained to a high standard by the current vendors throughout and offers many pleasing features.





### **Entrance Hall**

Engineered wood floor, sunken mat.

### **Lounge**

18' 2" max x 14' 5" max ( 5.54m max x 4.39m max )  
Engineered wood floor, electric radiator, door to kitchen.

### **Kitchen**

8' 7" x 8' ( 2.62m x 2.44m )  
Fitted in a range of matching base, wall and display cupboards with one and a half bowl stainless steel sink and drainer inset to wood effect work surface, tiled splashback, plumbing for washing machine, space for fridge freezer, integrated electric oven and grill, electric hob with extractor fan over, engineered wood floor.



### **Bedroom One**

11' 1" x 10' 5" ( 3.38m x 3.17m )  
Fitted carpet, electric radiator.

### **Bedroom Two**

10' 7" x 7' 5" ( 3.23m x 2.26m )  
Fitted carpet, electric radiator.



### **En- Suite Shower Room**

Comprising vanity basin with tiled surround, low flush WC with concealed cistern, tiled shower cubicle with electric shower, glass shower screen, electric wall heater.

### **Bathroom WC**

Modern white suite comprising low flush WC, vanity basin with mixer tap over, cupboard under, panelled bath with electric shower over, glass shower screen, heated towel rail, ceramic tiled floor, part tiled walls, heated mirror, shaver point, cupboard housing water tank.

### **Outside**

Pleasant communal gardens surround the block with easy access to Gordon Hill Rail Station to the north.



### **Parking**

Ample parking for residents and guests via permit.



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welcome to

## Kirkland Drive, Enfield

- Long Lease
- Two Double Bedrooms
- En-Suite Shower Room
- Close To Rail Station (Moorgate Line)
- Spacious Lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2952.46

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £300,000



Please note the marker reflects the postcode not the actual property

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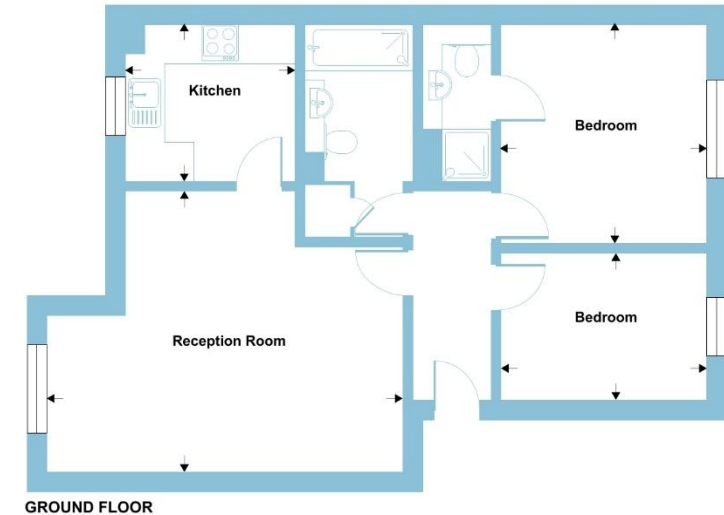
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Approximate Area = 652 sq ft / 60.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1410592



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