



Kirkland Drive, Enfield

Available

Offers over £425,000 (Leasehold)





Offering generous accommodation across two floors in a well-connected Enfield location, this three-bedroom duplex apartment combines excellent transport links with a selection of local amenities and outdoor spaces.

Positioned on Kirkland Drive in Enfield, this spacious three-bedroom duplex apartment offers well-planned accommodation, attractive views and excellent transport links.

Arranged over two floors, the apartment provides a generous reception room with high ceilings and plenty of natural light, creating a bright and spacious setting for everyday living and entertaining. Views across Holtwhites Cricket Club add an appealing outlook to the property.

The master bedroom benefits from an en-suite bathroom, while two further bedrooms provide flexibility for family members, guests or home working. A second bathroom serves the remainder of the apartment.

Additional benefits include permit parking, with water rates included within the service charge. The property is situated within a small block of just three flats, offering a more private residential setting.

Gordon Hill Station is approximately 0.2 miles away, providing direct rail connections towards central London and making the property particularly well suited to commuters. Local amenities include The Robin, The Goat and nearby cafés and independent eateries around Enfield Chase. Families have access to local schools including Chase Side Primary School and Highlands School, while Holtwhites Sports & Social Club and the surrounding green spaces provide opportunities for recreation. The nearby Forty Hall Estate also offers extensive parkland, gardens and walking routes.

With its three bedrooms, two bathrooms, spacious living areas, permit parking and excellent transport connections, this duplex apartment presents an attractive opportunity for first-time buyers, families and investors.

Tenure: Leasehold

Lease Term: Started in 2000 with a lease of 189 years.

Term Remaining: 163 years remaining

Service Charge: £2,693.10 a year

Ground Rent: Not payable

Local Authority: London Borough of Enfield

Council Tax: E

Exterior

Inner Hallway

Wall mounted fusebox, real wood flooring, storage cupboard, telephone entry phone system, doors to bedrooms two and three, door to shower room, door to lounge.

Lounge

Real wood flooring, two electric radiators, two uPVC double glazed windows to rear aspect, stairs to mezzaine area, access to kitchen.

Kitchen

Lino flooring, uPVC double glazed window to rear aspect, part-tiled walls, eye and base level units, stainless steel sink with mixer tap, space for washing machine, space for fridge/freezer, fitted electric oven, fitted electric hob with extractor over.

Bedroom Two

Carpet, electric radiator, uPVC double glazed window to front aspect.

Bedroom Three

Carpet, electric radiator, uPVC double glazed window to front aspect.

Shower Room

Tiled flooring, part-tiled walls, two frosted uPVC double glazed windows to side aspect, electric radiator, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower, shaving point, extractor fan.

Mezzaine Area

Carpet, velux window to rear aspect, cupboard housing water cylinder, fitted storage cupboard, door to bedroom one.





Bedroom One

Engineered wood flooring, electric radiator, fitted wardrobes, door leading to fire escape, two velux windows to front aspect, door to en-suite.

En-Suite

Tiled flooring, electric radiator, part-tiled walls, velux window to front aspect, panelled bath with mixer tap, wash hand basin with mixer tap, low level WC, walk-in shower cubicle with electric shower, shaving point, wall mounted electric heater.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any







apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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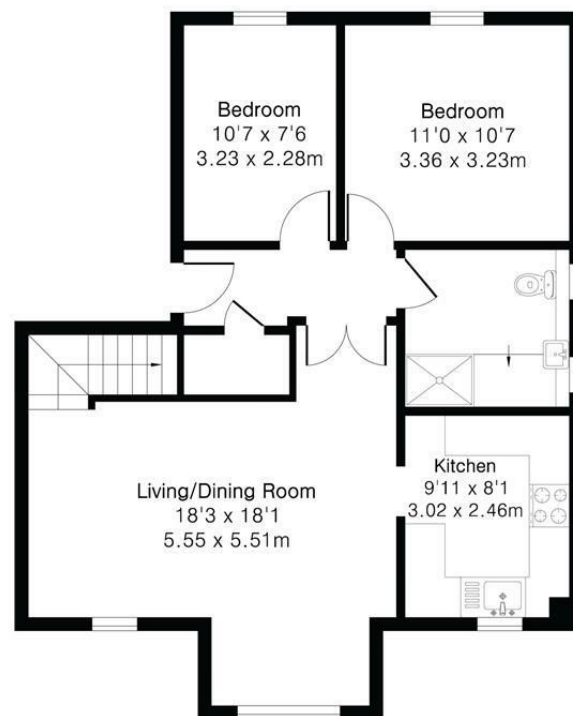




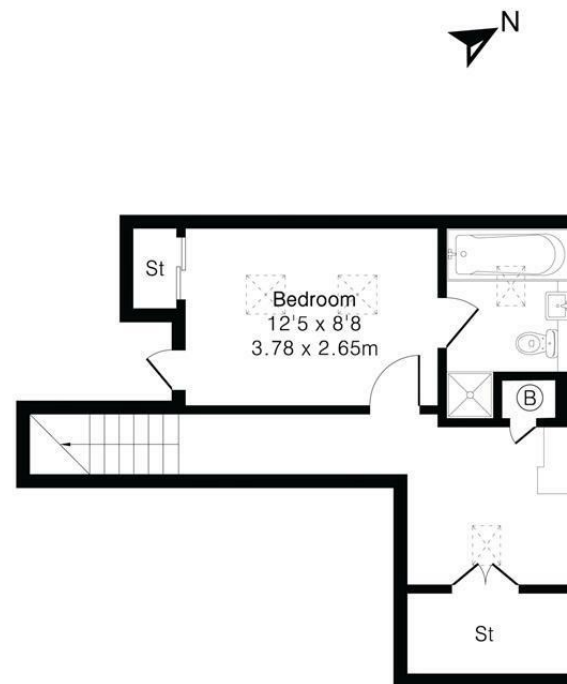
Approximate Gross Internal Area 1064 sq ft - 99 sq m

Second Floor Area 690 sq ft – 64 sq m

Third Floor Area 340 sq ft – 32 sq m



Second Floor



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E

