



Kirkland Drive, EN2 0RT  
Enfield









# Kirkland Drive, EN2 0RT

**\*\*NEW 163 YEAR LEASE UPON COMPLETION\*\*** Kings Group Enfield Town are pleased to present this CHAIN FREE two double bedroom ground floor flat, tastefully designed and maintained in excellent condition throughout. Offering generous living space and a practical layout, this property makes an ideal purchase for first time buyers, young families, or investors.

Situated in a sought after location, tucked away in a peaceful cul-de-sac, the home is just moments from the amenities along Chase Side. Popular local favourites such as Holtwhites Artisan Bakery and Zaza Italian are within easy reach, along with a variety of shops, cafés, and restaurants. Enfield Town Centre is also close by, offering a wide range of retail stores including River Island, JD Sports, and Marks & Spencer, as well as further dining and leisure options. Residents will also appreciate having Holtwhites Sports and Social Club right on your doorstep, where members can participate in sports such as Tennis, Football, Bowls, Weightlifting and Cricket.

The property is well positioned for commuters, the public footpath takes you to Gordon Hill railway station(0.1 miles) within a couple of minutes, providing direct links into Central London. Road users will benefit from convenient access to the A10 road and M25, connecting to surrounding areas.

Internally, the heart of the home is the spacious reception room, offering clearly defined areas for both living and dining. Just off the reception room is a modern fitted kitchen, well arranged for everyday use. The property comprises two good sized double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate three piece bathroom suite serves the remainder of the home. Additional features include a security entry phone system and permit parking.

Asking Price £339,995



- Offered Chain Free
- An Impeccable and Tastefully Presented Two Double Bedroom Ground Floor Flat, Finished to an Exceptional Standard
- A Modern Fitted Kitchen
- Permit Parking and Security Entry Phone System
- Within Catchment Area of Highly Regarded Schools Including Chase Side Primary School and Wren Academy
- Newly Extended Lease of 163 Years Upon Completion
- A Bright and Spacious Reception Room, Comfortably Incorporating Both a Relaxing Living Area and Dining Space
- A Three Piece Bathroom and En-Suite Shower Room to the Master Bedroom
- Within Close Proximity of Transport Links Including Gordon Hill Station(0.1 miles) Providing Direct Access Into Central London
- A Short Distance to Local Shops and Cafes along Chase Side, and Enfield Town Centre







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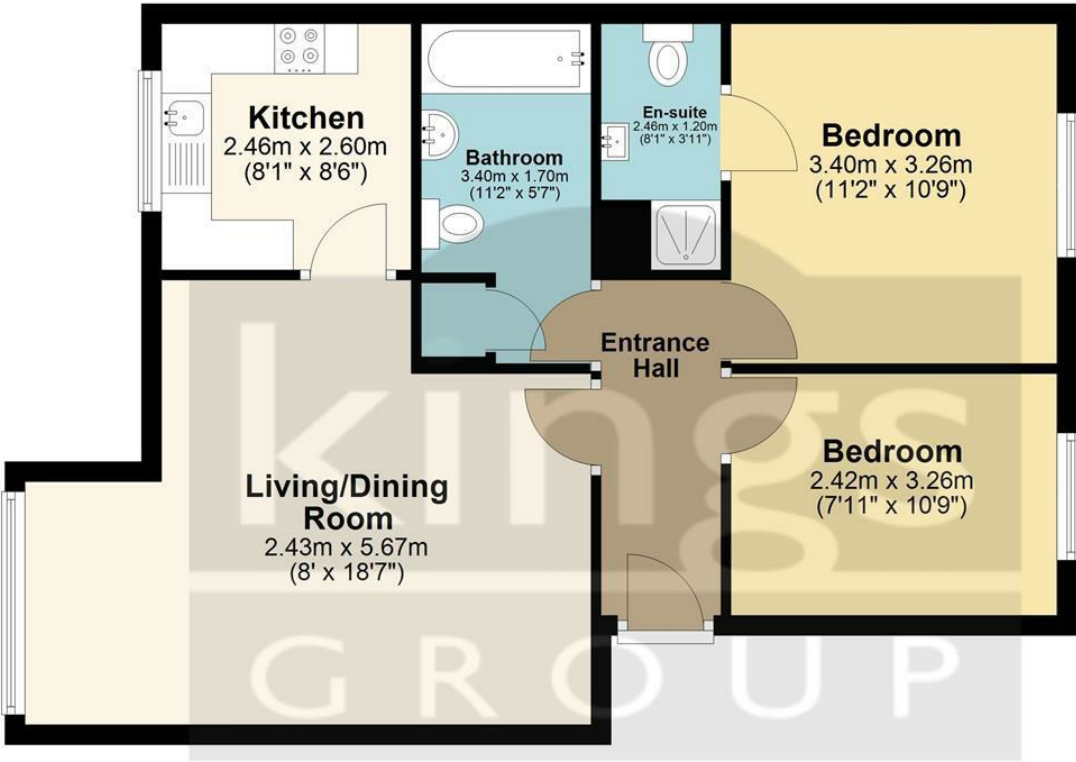




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor



Total area: approx. 61.3 sq. metres (660.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Kirkland Drive

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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