

Dunraven Drive, Enfield, EN2 8LH

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welcome to

Dunraven Drive, Enfield

A fantastic opportunity to acquire this superb chain-free one bedroom top floor flat, boasting a wonderful private 25ft roof terrace. Ideally situated in a sought-after location, the property is conveniently positioned within easy reach of Enfield Chase and Gordon Hill Overground Stations, local bus routes along The Ridgeway, and excellent road connections including the M25. Enfield Town with its wide range of shops, restaurants and amenities is also just a short distance away.

Offering excellent potential for investment or future enhancement, the property will be sold with a new extended 123 year lease on completion.

Viewing highly recommended!







Communal Entrance Door
Opens to communal hallway with stairs up to the Third Floor.

Hallway
Fitted carpet, large storage cupboard.

Bedroom
11' 5" x 10' 11" (3.48m x 3.33m)
Fitted carpet, double glazed window to rear, built-in mirror fronted wardrobes, radiator.

Lounge
14' 4" x 13' (4.37m x 3.96m)
Fitted carpet, radiator, double glazed windows and French doors opening to the roof terrace, door to kitchen.

Roof Terrace
25' 1" x 19' (7.65m x 5.79m)
A fantastic space, newly fenced and felted ready to put your own stamp on it!

Kitchen
10' 11" x 6' 2" (3.33m x 1.88m)
With a range of fitted wall and base units, toning worktops, sink and drainer, electric ceramic hob with extractor above and oven below, space for fridge/freezer, plumbing for washing machine, double glazed window to side, wall mounted boiler, vinyl flooring.

Bathroom
Panelled bath with shower above and glass screen, pedestal wash hand basin, WC, fully tiled walls, double glazed window to rear, vinyl flooring.

Outside

Parking
For residents on a first come first served basis.











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- New Lease On Completion
- Large 25 Ft Private Terrace
- One Double Bedroom
- Spacious Lounge
- Fitted Kitchen
- Gas Central Heating

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: 1832.00
Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

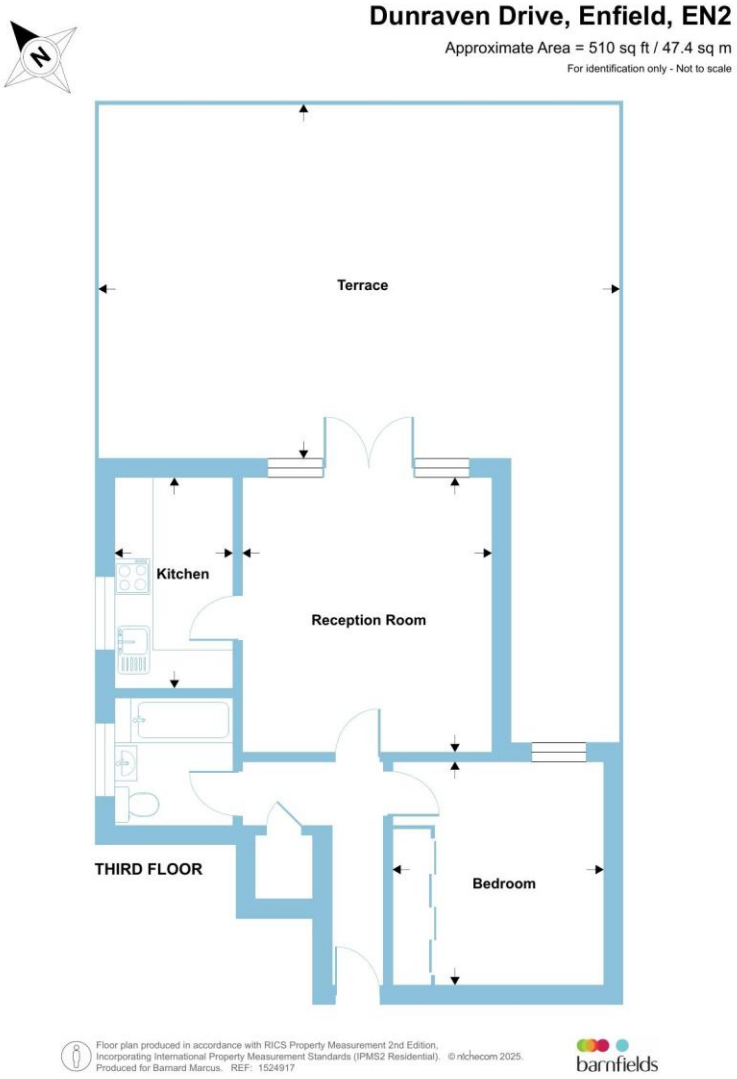
Please note the marker reflects the postcode not the actual property

£235,000





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The Property Ombudsman

Property Ref:
ENF106209 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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