



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



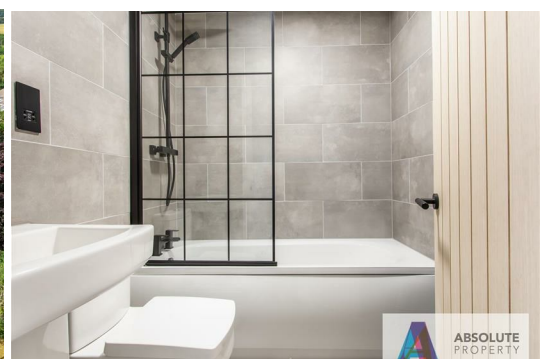
**185 Dunraven Drive, Enfield
EN2 8LN**

£1,300 Per Month

Absolute Property are pleased to offer this one bedroom second floor apartment which has been completely refurbished and modernised throughout to a high specification. situated approx. 0.7 miles from Gordon Hill Station with convenient bus routes to Oakwood Underground Station. Enfield Town is just a short walk away with all of its shops, restaurants and amenities.

Benefits include modern Kitchen, Luxury Bathroom, Juliet balcony as well as an open plan kitchen/lounge.

Viewing is highly recommended to avoid disappointment. Available for occupation early/mid August.



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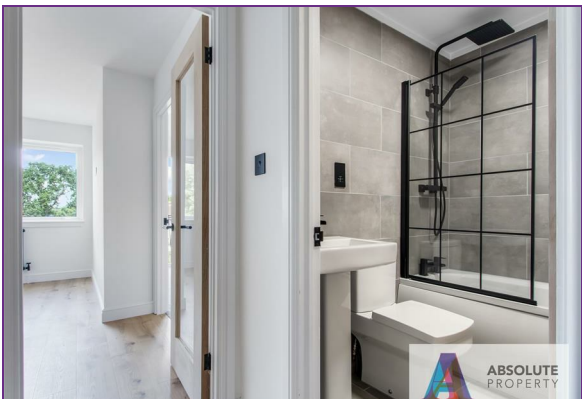
Entrance:
Front door opening to:

Hallway:
Wood Flooring, door to Lounge, door to bathroom.

Bathroom:
Three piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower unit, Victorian style heated towel rail, extractor fan, fully tiled

Lounge/kitchen
Open plan kitchen/living, wood flooring, range of eye and base level units built in oven, hob and extractor, sink unit with mixer taps, Victorian style radiator, door to bedroom.

Bedroom:
Built in wardrobe, Victorian style radiator, upvc double glazed sliding door opening to Juliet balcony.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from 1 (least efficient) to 10 (most efficient).			
10 (most efficient)	A		
9	B		
8	C		
7	D		
6	E		
5	F		
4	G		
3	H		
2	I		
1 (least efficient)	J		
The energy efficiency of a property is measured on a scale from 1 (least efficient) to 10 (most efficient).		72	76
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
The environmental impact of a property is measured on a scale from 1 (least efficient) to 10 (most efficient).			
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10 (most efficient)	A		
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