



**Kirkland Drive, Enfield, EN2 0RJ**



**welcome to**

**Kirkland Drive, Enfield**

Barnfields are delighted to offer for sale this fantastic recently refurbished two bedroom first floor flat in a well maintained cul-de-sac with trees and greenery in a most sought after location with excellent transport links. A connecting pathway offers quick access to Gordon Hill Overground Station (Moorgate Line). Enfield Town and Southgate Stations also within easy reach and local sports centres are close at hand.

The property benefits from a new kitchen, two new bathrooms, new fitted carpets and new Dimplex night storage heaters and radiator.

This chain free property must be viewed to be fully appreciated!



**Communal Front Door**

The communal front door with entryphone system opens to the communal hallway with stairs to FIRST FLOOR.

**Flat Door Opens To The Hallway**

With newly fitted carpet and entryphone.

**Lounge**

18' 2" x 14' 4" ( 5.54m x 4.37m )

Newly fitted carpet, double glazed windows to front, newly installed WiFi compatible Dimplex night storage heater.

**Kitchen**

8' 8" x 8' ( 2.64m x 2.44m )

With newly fitted wall and base units, toning worktops, sink and drainer, built-in oven with electric induction hob and extractor above, plumbing for washing machine, space for fridge/freezer, metro tiled splashbacks, attractive vinyl floor, double glazed windows to front.

**Bedroom One**

11' 1" x 10' 7" ( 3.38m x 3.23m )

Newly fitted carpet, double glazed windows, newly installed WiFi compatible Dimplex night storage heater, door to:-

**En-Suite**

Newly fitted with fully tiled step-in shower cubicle, wall mounted hand basin, WC with concealed cistern, part tiled walls, chrome heated towel rail, vinyl floor, double glazed window to side.

**Bedroom Two**

Newly fitted carpet, newly installed WiFi compatible Dimplex electric radiator, double glazed window.

**Bathroom**

Refurbished to a high standard, panelled bath with shower over, low level WC with concealed cistern, wall mounted hand basin, part tiled walls, built-in cupboard housing the hot water tank with an upgraded, newly fitted dual thermostat and new electronic timer, attractive vinyl floor, chrome heated towel rail, double glazed window to side.

**Outside****Parking**

Permit parking is available for all residents on a first come first served basis.

**Communal Gardens**

Pleasant communal gardens surround the block.



***view this property online*** [barnfields.co.uk/Property/ENF105629](http://barnfields.co.uk/Property/ENF105629)





welcome to

## Kirkland Drive, Enfield

- Newly Fitted Kitchen
- Two Newly Fitted Bathrooms
- New Carpets
- New Dimplex Night Storage Heaters
- First Floor

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2510.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 174 years from 09 Jul 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000

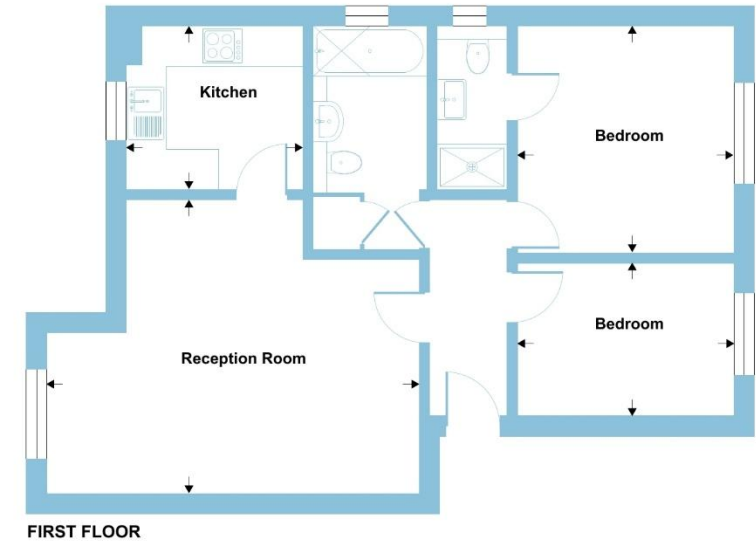


Please note  
the marker  
reflects the  
postcode not  
the actual  
property

Kirkland Drive, Enfield, EN2

Approximate Area = 647 sq ft / 60.1 sq m

For identification only - Not to scale



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Property Ref:  
ENF105629 - 0004

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Barnard Marcus. REF: 1401622



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