



WILLIAMSON
DACE BROWN

43 Whitakers Lodge, Gater Drive, Enfield, EN2 0JP

OIRO £315,000.

A stylish and spacious 2 bed, ground floor flat situated in a gated development in a popular residential area of Enfield. This well presented, **chain free** property offers comfortable living with convenient access to local amenities and transport links.

The accommodation comprises a spacious living room, separate fully fitted kitchen, a family bathroom and 2 double bedrooms, one with en-suite facilities. The property benefits from ample storage, a separate garage and allocated parking. Ideal for first-time buyers, professionals or investors.

Approx. area, 621ft² (57.7m²).



2 bed, ground floor flat



1 reception



2 bath



43 Whitakers Lodge Gater Drive Enfield EN2 0JP

Whitakers Lodge is a well-maintained purpose-built block in a quiet residential location, conveniently close to local shops, amenities, schools and transport links. Gordon Hill and Enfield Chase over ground train stations are within walking distance, providing regular connections to Kings Cross and Hertford.

Spacious ground floor flat situated in a gated development with a separate garage and allocated parking. Ideally located in a popular residential area of Enfield, offering bright and comfortable accommodation. This property is perfectly suited to first-time buyers, professionals, or investors seeking a well-connected and low-maintenance home.

The property offers generous room sizes with ample storage and benefits from electric night storage heaters, double glazing, gated site, allocated off-street parking and a manageable annual service charge.

Accommodation Comprises:

(See floorplan for dimensions)

Entrance hall with storage cupboard.

Spacious living room with French doors.

2 double bedrooms, one with ensuite facilities.

Separate fitted kitchen.

Family bathroom.

Key Features:

Electric night storage heaters.

Double glazing.

Gated site with allocated off-street parking.

Well-maintained communal areas.

Convenient residential location.

Ideal for first-time buyers or investors.

Chain Free.

Important Information

Tenure:

Leasehold

(Lease term from 16.2.2016 – 31.8.2185)

Service Charge:

£1,900 pa

Ground Rent:

Peppercorn.

Energy Performance Certificate:

EPC Rating – D67

Council Tax:

London Borough of Enfield – Band D

(£2,164 for 2025/2026)

Further Information

Flooded in the last 5 years? No.

Property listed? No.

Within a conservation area? No.

Any public rights of way across the property? No.

Utilities / Services

Electric Supply: Ovo Energy

Gas Supply: none

Water Supply: Thames Water

Sewage: Thames Water

Heating: Electric night storage heaters.

Broadband Type: Fibre to cabinet broadband available.

Mobile signal/coverage:

EE Good indoors and out.

Three Good indoors and out

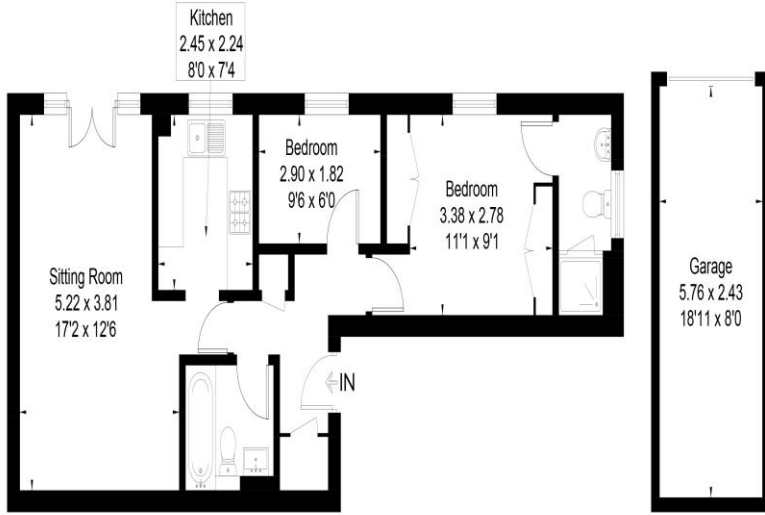
Vodafone Good indoors and out

O2 Good indoors and out





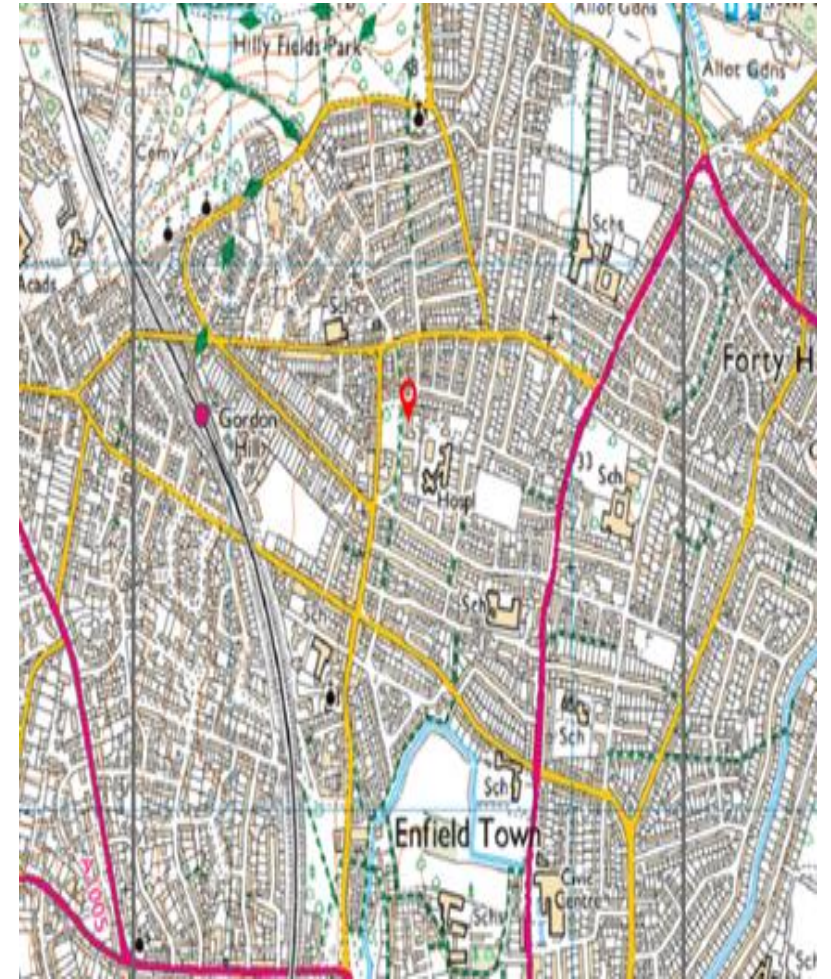
Approximate Floor Area = 57.7 sq m / 621 sq ft
 Garage = 14.1 sq m / 152 sq ft
 Total = 71.8 sq m / 773 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103160



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