

## 49 Drapers Road, Enfield, EN2 8GZ

Unique Estates are pleased to offer this spacious and modern one bedroom flat to let, The property is situated in a sought after turning off the Ridgeway, EN2 and is walking distance to Enfield Chase train station, bus routes and Enfield town shopping centre, the property benefits from double glazed windows, Gas central heating, fully redecorated throughout, laminate flooring, a fitted kitchen with a matching range of wall and base units, fridge freezer, integrated oven and hob, washing machine, 3 piece bathroom suit and private allocated parking space.



**£1,450 Per month**

**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.  
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- MODERN PURPOSE BUILT FLAT
- CLOSE TO ENFIELD CHASE STATION
- CLOSE TO ENFIELD TOWN SHOPPING CENTRE
- SOUGHT AFTER LOCATION
- OWN PARKING SPACE
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- FITTED KITCHEN
- 3 PIECE BATHROOM
- REDECORATED THROUGHOUT



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.