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faultless service  
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**honest** a breath of  
professional fresh air  
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Quotes taken from independent Google reviews 2006 to 2016

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**Kirkland Drive, Enfield EN2**

**£1,500** FOR SALE

*Apartment - Purpose Built*

 2  1  1

PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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## Kirkland Drive, Enfield EN2

£1,500 Per

### Description

A first floor two bedroom apartment in this popular and sought after residential development. The property benefits from a large living room, separate kitchen, two bedrooms and a modern bathroom with both bath and shower facilities. Residents parking included.

Conveniently located just a few minutes walk from Gordon Hill train station, and the shops and parks of Enfield town centre.

### Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Enfield
Local Authority	D
Council Tax	



### Floorplan

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.