



Gater Drive, EN2 0JP  
Enfield





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## Gater Drive, EN2 0JP

Kings Group-Enfield Town are pleased to offer this CHAIN FREE TWO BEDROOM FIRST FLOOR FLAT located in a highly desirable gated development located just off of Chase Side. This ideal first time purchase or investment opportunity provides easy access to transport links including local bus routes and Gordon Hill Station(0.4 miles). Furthermore the property is within walking distance to local shops and amenities. The property comprises a naturally bright and airy living/dining room with Juliet balcony, fitted kitchen, 2 bedrooms with built in wardrobes and en-suite shower room to the master, family bathroom and ample storage space. In addition the property also benefits from a new lease upon completion and a garage en bloc.

£350,000



- Chain Free
- Two Bedroom First Floor Flat
- En-Suite Shower Room and Family Bathroom
- Fitted Kitchen
- 0.4 Miles to Gordon Hill Station and 0.7 Miles to Enfield Chase Station
- New Lease Upon Completion
- Garage En Bloc
- Spacious Living/Dining Area with Juliet Balcony
- Ample Storage Space
- Within Walking Distance of Local Shops and Amenities

### Hallway

Two storage cupboards, Coved ceiling, Entry phone, Laminate flooring, Smoke alarm, Power points

### Living/Dining Room 17'62 x 15'0 (5.18m x 4.57m)

Windows to the rear aspect, Doors opening up to the Juliet balcony, Coved ceiling, Electric heater, Entry phone, Laminate flooring, Power points

### Kitchen 8'02 x 7'32 (2.49m x 2.13m)

Window to the rear aspect, A range of base and wall units with roll top work surfaces, Tiled splash backs, Sink drainer unit, Integrated electric oven, Electric hob, Extractor hood, Plumbing for washing machine, Plumbing for dishwasher, Laminate flooring, Coved ceiling, Power points

### Bathroom 6'89 x 5'57 (1.83m x 1.52m)

Coved ceiling, Laminate flooring, Partly tiled walls, Extractor fan, Panel enclosed bath with mixer tap, Wash basin with pedestal, Low level WC

### Bedroom 1 12'49 x 9'99 (3.66m x 2.74m)

Window to the rear aspect, Built in wardrobes, Coved ceiling, Electric heater, Laminate flooring, Power points

### En-Suite 7'56 x 4'35 (2.13m x 1.22m)

Tiled walls, Extractor fan, Shower cubicle with electric shower, Wash basin with pedestal, Low level WC

### Bedroom 2 8'55 x 8'02 (2.44m x 2.49m)

Window to the rear aspect, Coved ceiling, Electric heater, Laminate flooring, Power points





Keates Lodge ( North ) Management Co. Ltd  
**Whitakers Lodge**  
This is a Private Development with  
authorised access only  
**24 HOUR CCTV MONITORING**  
(Access under strict supervision)  
The details of all vehicles proceeding  
beyond these gates are recorded





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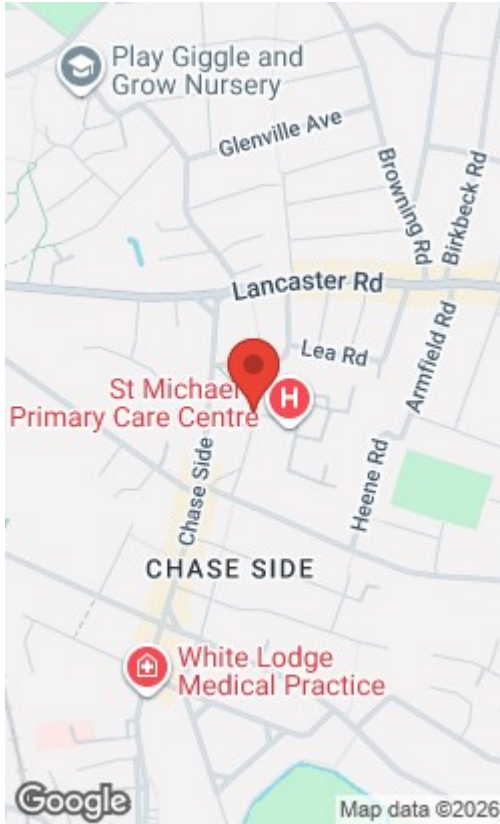
# FIRST FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	83		

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (81-91) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

