kings GROUP

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25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Dunraven Drive, Enfield, EN2 8LJ

£325,000

Kings Group - Enfield Town are delighted to offer this BEAUTIFULLY PRESENTED TOP FLOOR ONE BEDROOM PURPOSE BUILT FLAT which is located just off of The Ridgeway within walking distance of Gordon Hill and Enfield Chase Stations. Furthermore the property has the added benefit of being within easy reach of the A10/M25.

The accommodation comprises living room with French doors leading to your own private 24ft terrace, modern fitted kitchen, double bedroom and bathroom. In our opinion this property would make the most ideal purchase. Residential parking is also available.

Internal viewings are highly recommended so to avoid missing out please contact us on 0208 364 4118 to arrange an appointment.

•Length of lease (years remaining) - Currently 92 years
•Ground rent amount - £250 per annum
•Service charge amount - £1993 per annum
•Council tax band - C

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Hallway
Telephone entry system, spot lights, single radiator, laminate flooring, meter cupboard and power points.

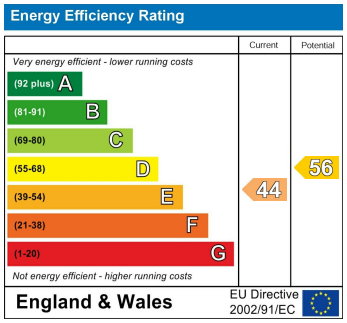
Lounge
15'23 x 11'01 (4.57m x 3.38m)
Double glazed windows to the side aspect, double radiator, laminate flooring, TV aerial point, power points, double glazed patio door leading to the roof terrace.

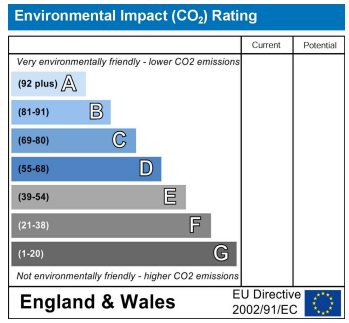
Kitchen
9'04 x 6'11 (2.84m x 2.11m)
Double glazed windows to the front aspect, laminate flooring, tiled splash back walls, base & wall units with flat top work surfaces, integrated cooker, electric oven, electric induction hob, integrated chimney style hood extractor, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, wine locker and power points.

Bathroom
9'18 x 4'44 (2.74m x 1.22m)
Double glazed opaque windows to the side aspect, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps and thermostatically controlled shower attached, wash basin with vanity unit under and mixer tap, low level WC, shaver point, part tiled walls, underfloor heating and spotlights.

Bedroom One
8'81 x 13'81 (2.44m x 3.96m)
Double glazed windows to the side aspect, double radiator, laminate flooring, fitted wardrobes and power points.

Roof Terrace
19'04 x 24' 07 (5.89m x 7.32m 2.13m)
South facing, decking, water taps, floor spotlights and lamp posts.





The Property Ombudsman