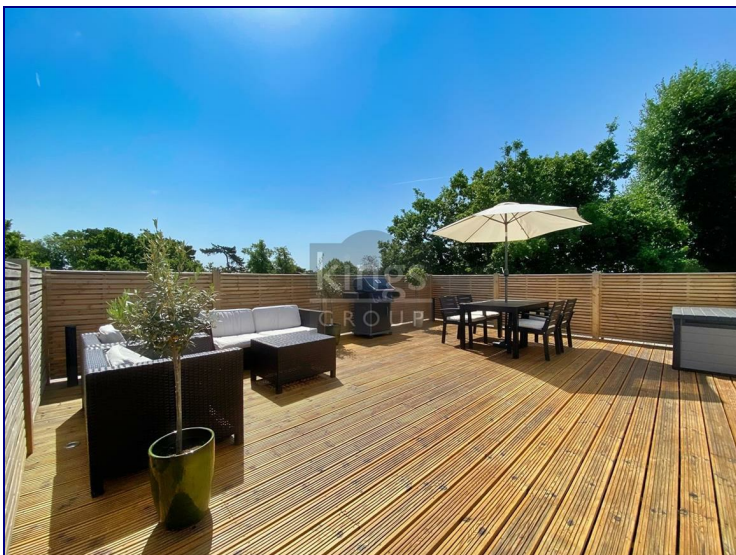


**Dunraven Drive, Enfield, EN2 8LJ**



**£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.

## **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.



THIRD FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

