



Dunraven Drive, EN2 8LJ  
Enfield





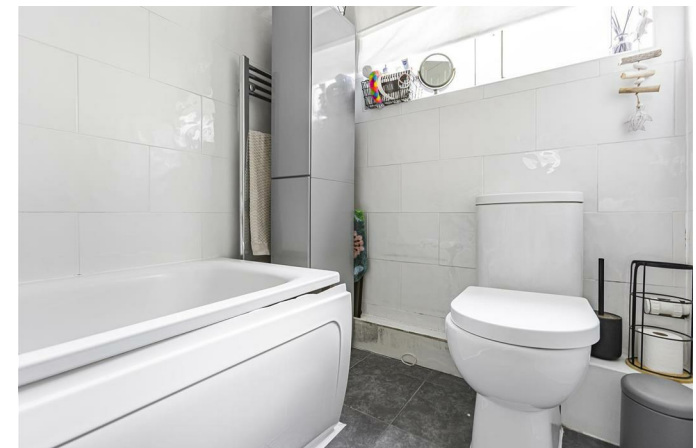
## Dunraven Drive, EN2 8LJ

Kings Group-Enfield Town are delighted to offer this CHAIN FREE ONE DOUBLE BEDROOM FIRST FLOOR FLAT situated in the ever popular Ridgeway location. This perfect first time purchase or investment opportunity is conveniently located to transport links including local bus routes and Gordon Hill Station(0.4 miles) with direct access into the City. Furthermore the property provides easy access to local shops and amenities. Accommodation comprises a naturally bright and airy living room leading to your own private balcony, fitted kitchen, one double bedroom and a three piece bathroom suite. Residents parking is available.

£235,000



- Chain Free
- Naturally Bright and Airy Living Room with Direct Access to your Own Private Balcony
- Three Piece Bathroom Suite
- 0.4 Miles to Gordon Hill Station and 0.7 Miles to Enfield Chase Station
- One Double Bedroom First Floor Flat
- Fitted Kitchen
- Residents Parking
- Easy Access to Local Shops and Amenities



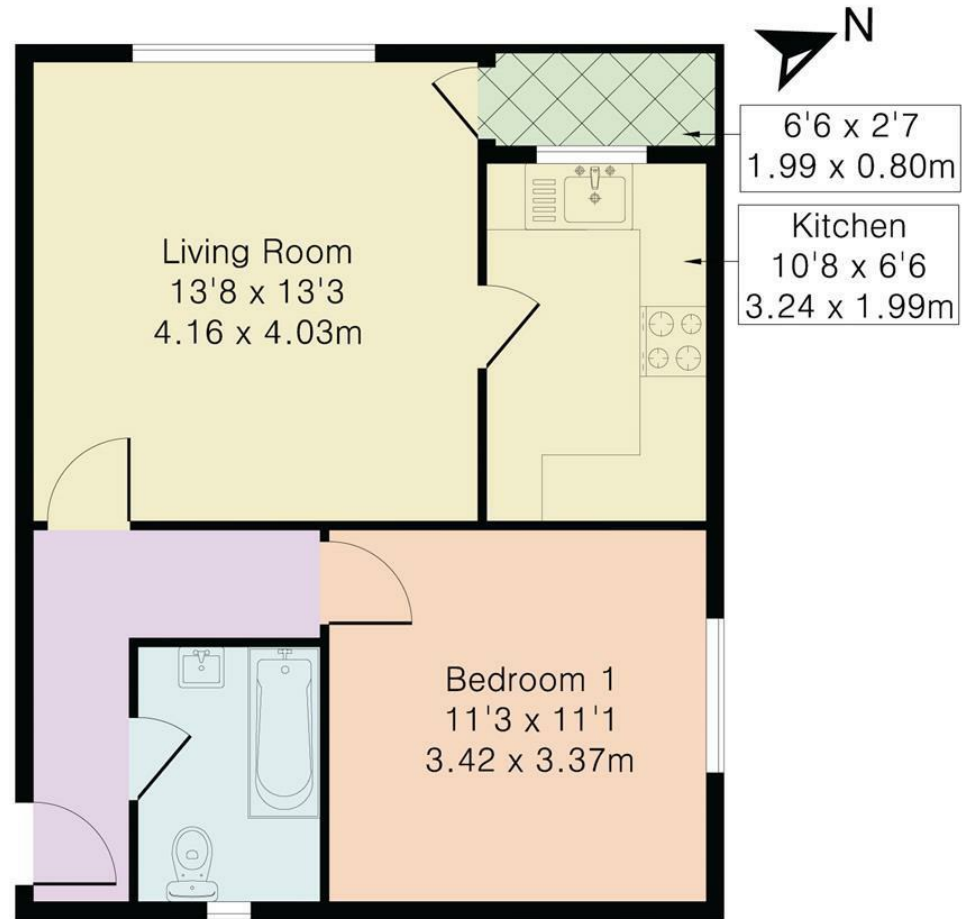
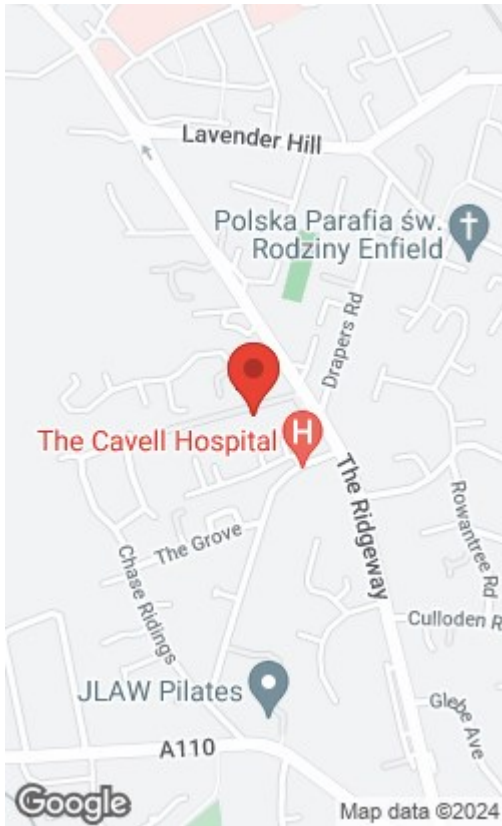






Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	93	Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	71	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Approximate Gross Internal Area 479 sq ft – 45 sq m



First Floor

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.

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