

# KIRKLAND DRIVE

Enfield EN2 0RT



**GROUND FLOOR PURPOSE BUILT FLAT - CHAIN FREE**

**TWO GOOD SIZED BEDROOMS**

**SPACIOUS RECEPTION-DINING AREA**

**KITCHEN & THREE PIECE FAMILY BATHROOM**

**EN-SUITE SHOWER ROOM TO PRIMARY BEDROOM**

**ALLOCATED PARKING FOR ONE CAR & VISITOR PARKING**

**REQUIRES SOME UPDATING**

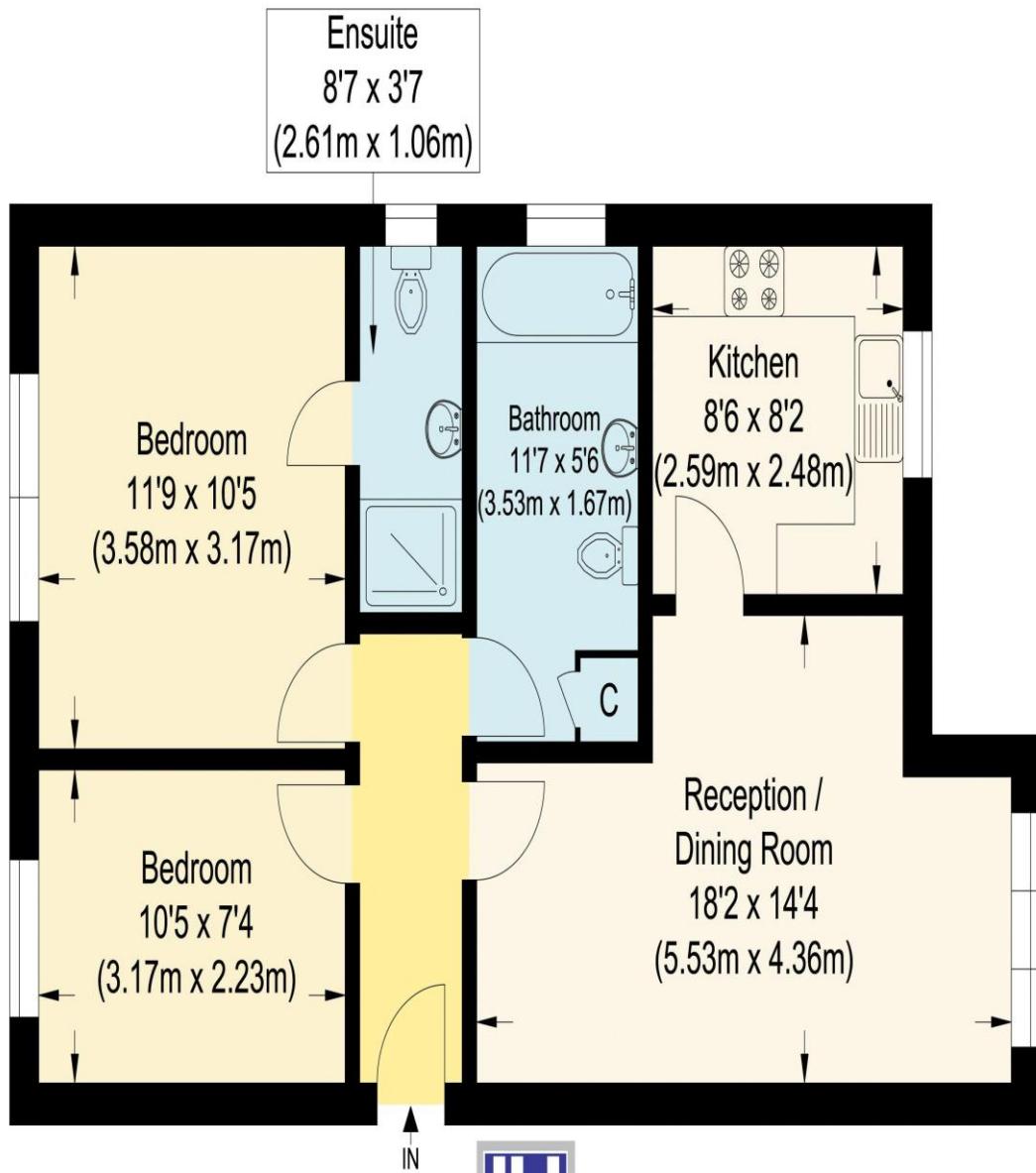
**SHORT WALK TO GORDON HILL MAIN LINE STATION & BUS ROUTES**

# **£300,000**

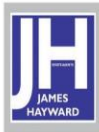
**Leasehold**

James Hayward are delighted to present, a CHAIN FREE ground floor, two double bedroom purpose built flat, in need of some modernisation but offering good sized living space and a chance to enhance and make your own. The flat also benefits from allocated & visitor parking. In addition, this property is ideally situated within a sought after development, walking distance from Gordon Hill main line station plus, local shops & amenities along Chase Side; Enfield Town, bus routes, sports & leisure facilities are also close by. In our opinion, an ideal location for a first time purchase, downsize or Investment. Council Tax Band: D

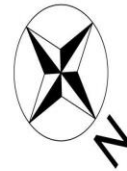




**Ground Floor**



**Kirkland Drive**



Approximate Gross Internal Floor Area : 55.70 sq m / 599.54 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



# Energy performance certificate (EPC)

2, Kirkland Drive ENFIELD EN2 0RT	Energy rating <b>C</b>	Valid until: <b>26 August 2029</b>
		Certificate number: <b>2728-1040-6248-6331-8904</b>

Property type	Ground-floor flat
Total floor area	59 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2728-1040-6248-6331-8904>

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**Viewing:** Strictly by appointment via owner's Agent

**James Hayward on 020 8367 4000**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000