

DRAKE STREET

Enfield EN2 0LQ



IMMACULATE FIRST FLOOR MAISONETTE

THREE BEDROOMS

WELL APPOINTED KITCHEN-BREAKFAST ROOM

SPACIOUS RECEPTION-DINING ROOM

THREE PIECE BATHROOM SUITE

CLOSE TO LOCAL SHOPS, GREEN SPACES & SCHOOLS

SHORT WALK FROM GORDON HILL STATION

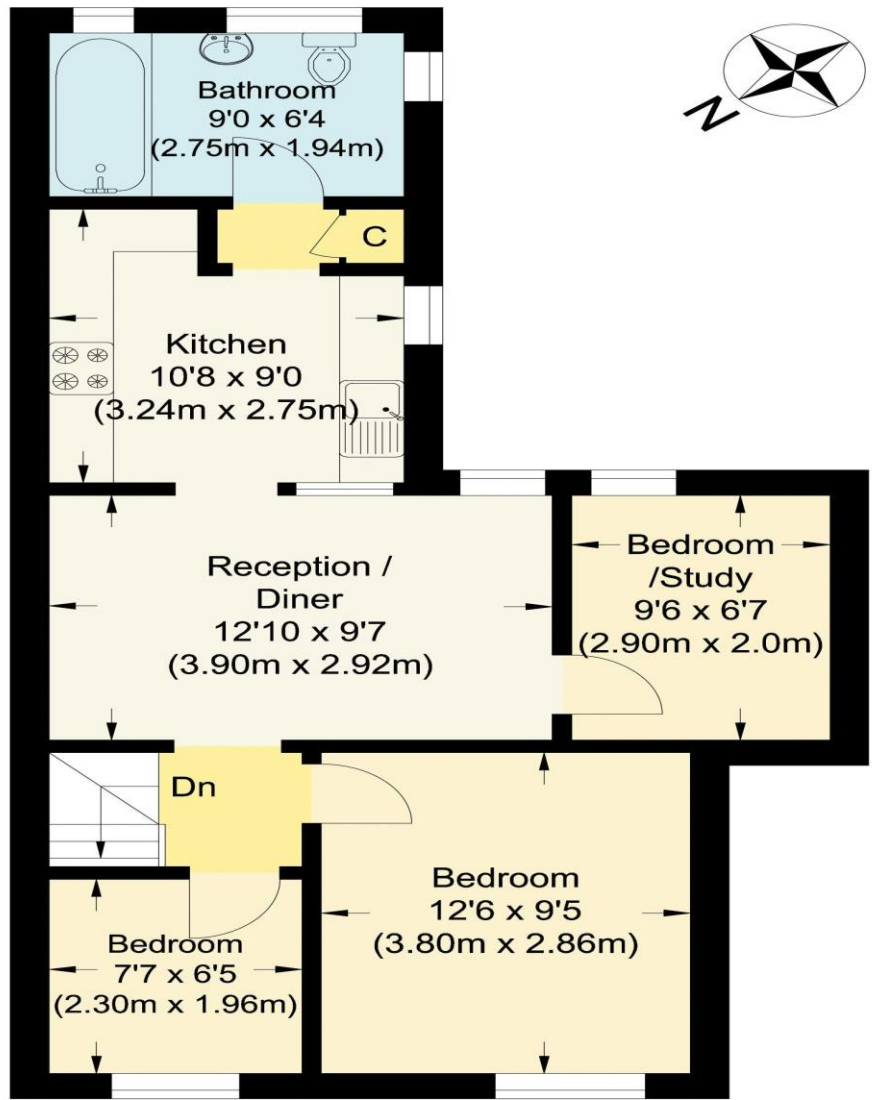
WITHIN EASY REACH OF ENFIELD TOWN

Guide Price: £355,000

Leasehold

James Hayward are delighted to present, a stylish and beautifully presented, three bedroom, first floor maisonette. The property is ideally situated for an abundance of shops, restaurants, cafes and other amenities along both Lancaster Road and Chase Side; Gordon Hill main line station is within easy reach, as is Enfield Town, schools for all ages, sports & leisure facilities and green spaces. If you are a first time purchaser, looking to downsize or invest, this is a perfect flat to view. Council Tax Band: C





Ground Floor



First Floor

Drake Street, EN1

Approximate Gross Internal Floor Area : 54.80 sq m / 589.86 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

18 Drake Street ENFIELD EN2 0LQ	Energy rating D	Valid until: 14 April 2034
		Certificate number: 0034-3924-0300-0749-6292

Property type	Top-floor flat
Total floor area	50 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 D. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 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/0034-3924-0300-0749-6292>

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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