



Flat

8 KIRKLAND DRIVE, ENFIELD, EN2 0RT

Per month

£1,900 Per

FEATURES

- Bright, spacious first-floor flat
- Separate fitted kitchen
- Well maintained family bathroom
- Close to shops and transport
- Generous reception room
- Two well-proportioned bedrooms
- Permit Holder Parking
- Ideal for commuters and professionals



**Robert Adam
Estate Agents**

2 Bedroom Flat located in Enfield

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Nestled on Kirkland Drive in Enfield, this well-presented two-bedroom first floor flat offers a delightful blend of comfort and convenience. Spanning an impressive 655 square feet, the apartment boasts bright and spacious accommodation throughout, making it an ideal choice for both individuals and small families.

Upon entering, you are welcomed by a generous reception room that serves as a perfect space for relaxation and dining. The separate fitted kitchen is equipped with a range of units and provides ample space for your appliances, ensuring that meal preparation is both practical and enjoyable.

The two well-proportioned bedrooms are designed for comfort, with the principal bedroom featuring the added luxury of an en-suite bathroom. A family bathroom completes the living space.

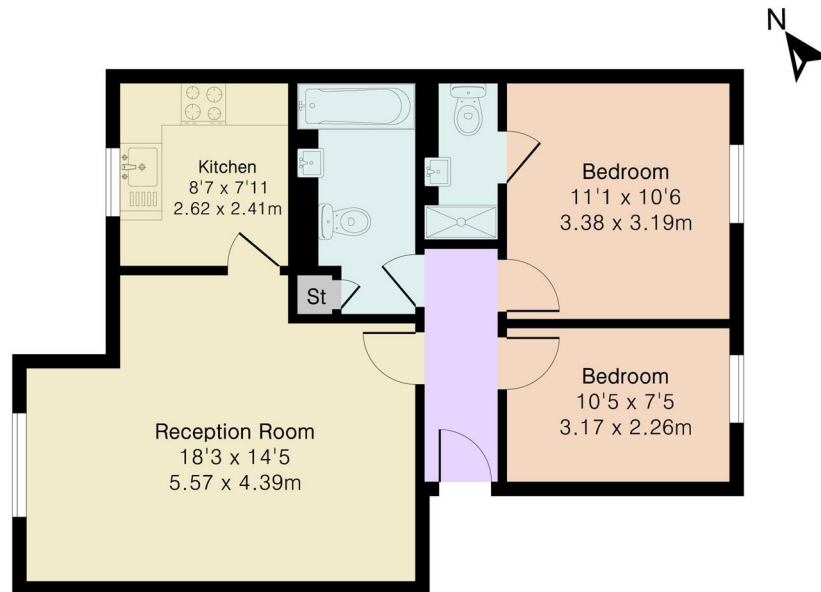
Residents will also benefit from permit holder parking.

The flat is ideally located just a short distance from Gordon Hill train station, which offers direct links into Central London. Additionally, a variety of local bus routes and amenities are within easy

Council Tax Band

D

Approximate Gross Internal Area 655 sq ft - 61 sq m



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

