



Pearl & Chance

## 1 bed apartment to buy in EN2

Dunraven Drive, Enfield, EN2 8LH

**£150,000** Starting Bid

🏠 x1 🚗 x1 🚻 x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One Bedroom
- ✓ Top Floor
- ✓ Chain Free
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated on the highly regarded The Ridgeway, this well presented top floor apartment is distinguished by its exceptional private roof terrace measuring approximately 24ft x 18ft. Occupying an elevated top floor position, the terrace enjoys sunshine throughout the day and provides an outstanding space for entertaining, outdoor dining or simply unwinding. The apartment includes a bright 14ft reception room with direct access onto the roof terrace, a separate fitted kitchen, a generous double bedroom with fitted mirrored wardrobes, and a well maintained bathroom. The property further benefits from gas central heating, double glazing, residents' parking and well maintained communal grounds. The property is conveniently located within walking distance of Gordon Hill railway station, providing direct services into Moorgate station. Enfield Town offers an excellent selection of shops, cafés, restaurants and leisure facilities, while the open green spaces of Hilly Fields Country Park are close by.

Combining a generous living area with exceptional outdoor space in one of the area's most desirable locations, this apartment is likely to appeal to first time buyers and investors alike.

Early viewing is highly recommended.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 34

Annual Ground Rent Amount: £15.00

Annual Service Charge Amount: £1,832.00

Price: Starting Bid £150,000

Property Type: Apartment

Parking: Residents

Year built: 1961

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

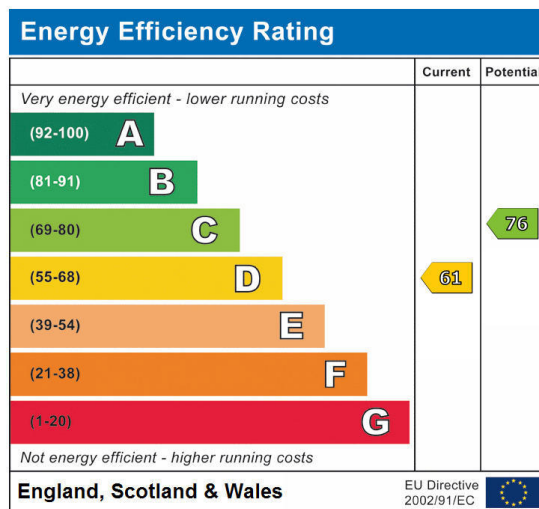
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Dunraven Drive, Enfield, EN2 8LH

Contact your local branch today for more information on this property:

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