



**Dunraven Drive, Enfield, EN2 8LH**

**welcome to**  
**Dunraven Drive, Enfield**

**\*CASH BUYERS ONLY\***

A fantastic opportunity to acquire this superb chain-free one bedroom top floor flat, boasting a wonderful private 25ft roof terrace. Ideally situated in a sought-after location, the property is conveniently positioned within easy reach of Enfield Chase and Gordon Hill Overground Stations, local bus routes along The Ridgeway, and excellent road connections including the M25. Enfield Town with its wide range of shops, restaurants and amenities is also just a short distance away.

Offering excellent potential for investment or future enhancement, purchasers should note that the property is being sold with a 34-year unexpired lease and is therefore suitable for cash buyers only.

Viewing highly recommended!



**Communal Entrance Door**

Opens to communal hallway with stairs up to the Third Floor.

**Hallway**

Fitted carpet, large storage cupboard.

**Bedroom**

11' 5" x 10' 11" ( 3.48m x 3.33m )

Fitted carpet, double glazed window to rear, built-in mirror fronted wardrobes, radiator.

**Lounge**

14' 4" x 13' ( 4.37m x 3.96m )

Fitted carpet, radiator, double glazed windows and French doors opening to the roof terrace, door to kitchen.

**Roof Terrace**

25' 1" x 19' ( 7.65m x 5.79m )

A fantastic space, newly fenced and felted ready to put your own stamp on it!

**Kitchen**

10' 11" x 6' 2" ( 3.33m x 1.88m )

With a range of fitted wall and base units, toning worktops, sink and drainer, electric ceramic hob with extractor above and oven below, space for fridge/freezer, plumbing for washing machine, double glazed window to side, wall mounted boiler, vinyl flooring.

**Bathroom**

Panelled bath with shower above and glass screen, pedestal wash hand basin, WC, fully tiled walls, double glazed window to rear, vinyl flooring.

**Outside****Parking**

For residents on a first come first served basis.



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welcome to

## Dunraven Drive, Enfield

- Large 25 Ft Private Terrace
- One Double Bedroom
- Spacious Lounge
- Fitted Kitchen
- Gas Central Heating

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1832.00

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£135,000**



Please note the marker reflects the postcode not the actual property



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Property Ref:  
ENF106209 - 0002

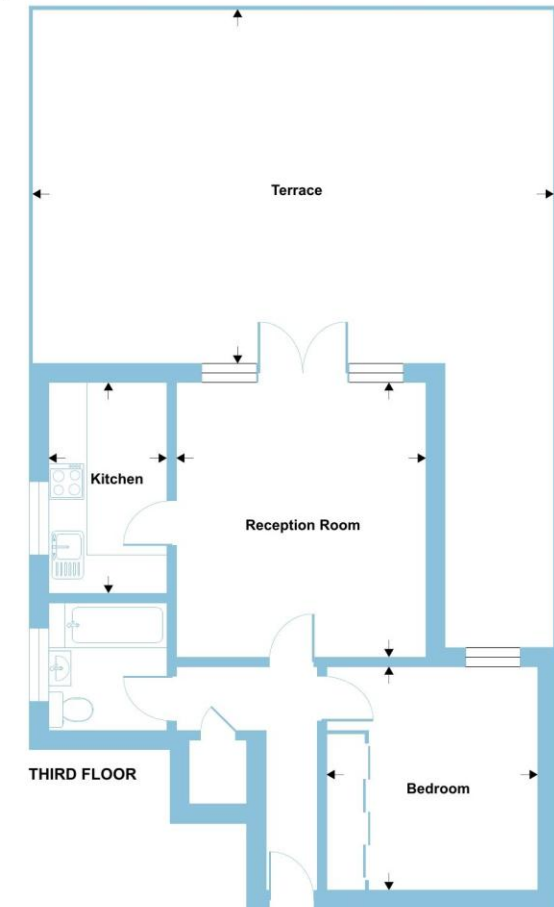
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Approximate Area = 510 sq ft / 47.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1524917



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



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