



## Kirkland Drive, Enfield

£1,275 Per month







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**Baker and Chase are delighted to offer this immaculate two bedroom, two bathroom, ground floor apartment, with sweeping views across Holtwhites Cricket Club and the London Skyline.**

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Applicant Requirements:

We are searching for tenant(s) with a household income of £38,250

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Baker and Chase are delighted to offer this immaculate two bedroom, two bathroom, ground floor apartment, with sweeping views across Holtwhites Cricket Club and the London Skyline.

In very close proximity to Gordon Hill B.R station, the apartment boasts terrific living space, beginning with a bright and spacious living room offering ample living and dining space. The fully fitted kitchen with integrated appliances is off of the living room and continues to offer the wonderful unobstructed views. The two bedrooms continue the theme of good space throughout. The master bedroom enjoys an en-suite bathroom complete with walk-in shower.

Externally, Kirkland Drive is a well maintained development occupying an envious position, close to Gordon Hill B.R Station, which serves London Moorgate via Finsbury Park (Victoria & Piccadilly Lines). The highly sought after area of Chase Side is a short stroll away and offers a lovely selection of restaurants, pubs and independent shops, including Holtwhite's Artisan Bakery, Zaza Italian restaurant and the Crown and Horseshoe to name just a few.

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## Communal Entrance

### Hallway

New carpet, power points, entryphone system, doors to remaining rooms:

### Lounge

18'4" x 18'2"

x2 Double glazed windows to rear aspect, new carpet, electric heater, power points, door to:

### Kitchen

8'7" x 7'11"

Matching range of wall and base units with roll top work surfaces, 1 1/2 stainless steel sink and drainer, 4-ring electric hob, with extractor fan over, electric oven, washing machine, fridge freezer, double glazed window, tiled splashback, power points

### Bedroom 1

11'1" x 10'6"

Double glazed window to front aspect, new carpet, power points, electric heater, door to:

### En-suite

Double glazed opaque window, low flush w/c, hand basin, built in shower cubicle, extractor fan, shaver power point, part tiled

### Bedroom 2

10'6" x 7'4"

Double glazed window to front aspect, electric heater, power points, new carpet

### Bathroom

Double glazed opaque window, panel bath with electric shower, hand basin and mixer tap, low flush w/c, airing cupboard, part tiled walls, extractor fan

### Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: 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. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



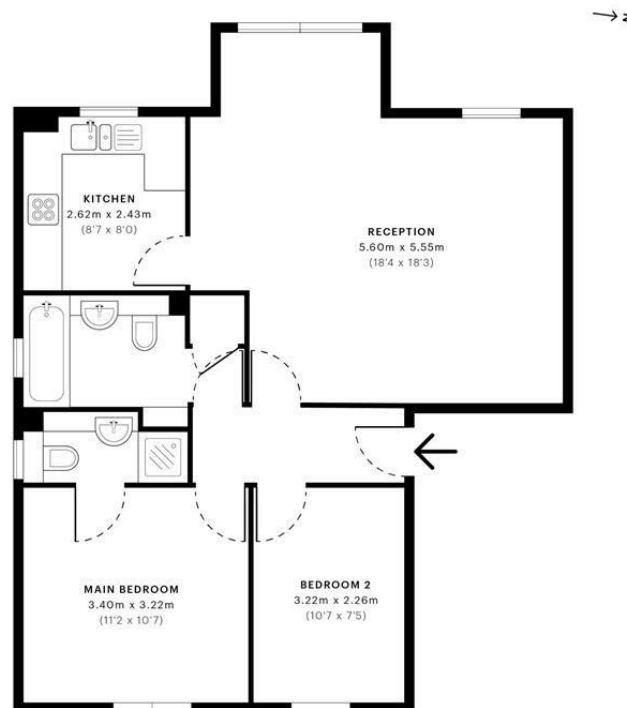


Kirkland Drive, EN2

CAPTURE DATE: 04/01/2021 LASER SCAN POINTS: 1,658,042

GROSS INTERNAL AREA

63.42 sqm / 682.65 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
63.42 sqm / 682.65 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes mezzanines, restricted head height  
61.70 sqm / 664.13 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 64.26 sqm / 691.69 sqft  
AREA 36 RESIDENTIAL: 62.85 sqm / 676.30 sqft

SPRCD: 5fdcd22853be90db41cb75c

EPC Rating D

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