Whitakers Lodge, Gater Drive, Enfield, EN2 0JP

£315,000



Full Description

A stylish and spacious 2 bed (1 double room, 1 single room), ground floor flat situated in a gated development in a popular residential area of Enfield. This well presented, chain free property offers comfortable living with convenient access to local amenities and transport links. The accommodation comprises a spacious living room, separate fully fitted kitchen, a family bathroom and 2 bedrooms, one with en-suite facilities. The property benefits from ample storage, a separate garage and allocated parking. Ideal for first-time buyers, professionals or investors. Chain Free Approx. area, 621ft2 (57.7m2). The property offers generous room sizes with ample storage and benefits from electric night storage heaters, double glazing, gated site, allocated off-street parking and a manageable annual service charge. Accommodation Comprises: (See floorplan for dimensions) Entrance hall with storage cupboard. Spacious living room with French doors. 2 double bedrooms, one with ensuite facilities. Separate fitted kitchen. Family bathroom. Key Features: Electric night storage heaters. Double glazing. Gated site with allocated off-street parking. Well-maintained communal areas. **Important Information** Tenure: Leasehold (Lease term from 16.2.2016 –31.8.2185) Service Charge:£1,900 pa Ground Rent: Peppercorn Energy Performance Certificate: EPC Rating –D67 Council Tax: London Borough of Enfield –Band D (£2,164 for 2025/2026) Further Information Flooded in the last 5

years? No. Property listed? No. Within a conservation area? No. Any public rights of way across the property? No.

Contact Us

Williamson Dace Brown
22 Cannon Hill, London
N14 6BY
T: 0208 886 4407
E: alex@wdbproperty.co.uk





















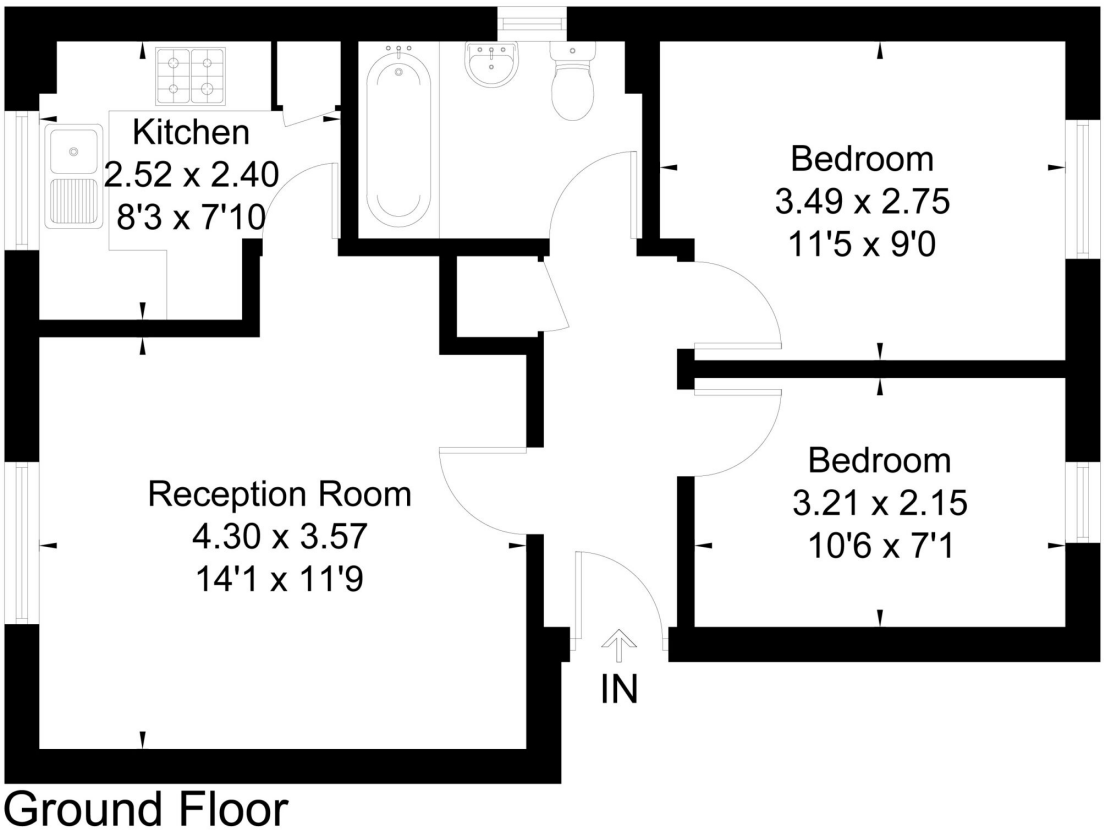








Approximate Floor Area = 49.2 sq m / 529 sq ft



Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102877