



**Melling Drive, Enfield, EN1 4UZ**



**welcome to**  
**Melling Drive, Enfield**

Barnfields are delighted to offer this modern, ground floor, purpose built two bedroom apartment in a highly desirable location, within a short walk of David Lloyd Sports Centre, Enfield Playing Fields and within easy access of Enfield Town multiple shopping centre and rail stations, Forty Hall Country Park and the M25 Motorway.

The property is offered on a chain free basis.





### Entrance Hall

Wood effect floor, door entry phone, storage cupboard, cupboard with hot water tank.

### Spacious Lounge

18' 1" x 12' 2" max ( 5.51m x 3.71m max )  
Fitted carpet, electric wall heater, floor to ceiling window, door to kitchen.

### Kitchen

9' x 7' 10" ( 2.74m x 2.39m )  
Comprising a range of matching base and wall cupboards with one and a half bowl stainless steel sink and drainer inset to worksurface, splashback, plumbing for washing machine, space for fridge freezer, integrated electric oven, grill and hob, skirting heater, tiled floor.

### Bedroom One

10' 9" x 9' ( 3.28m x 2.74m )  
Fitted carpet, electric wall heater.

### Bedroom Two

10' 5" x 7' ( 3.17m x 2.13m )  
Fitted carpet, electric wall heater.

### Bathroom

Comprising, low flush WC, vanity basin, panelled bath with mixer taps, shower curtain and rail, electric wall heater, extractor fan.

### Outside

Parking and communal areas surround the block.



**view this property online** [barnfields.co.uk/Property/ENF105518](http://barnfields.co.uk/Property/ENF105518)



welcome to

## Melling Drive, Enfield

- Two Bedrooms
- Ground Floor
- Chain Free
- Spacious Lounge
- Over 100 Year Lease Remaining

Tenure: Leasehold EPC Rating: C

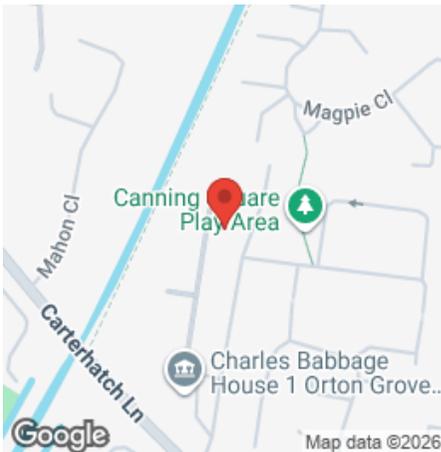
Council Tax Band: C Service Charge: 1940.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2005. 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

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF105518 - 0004

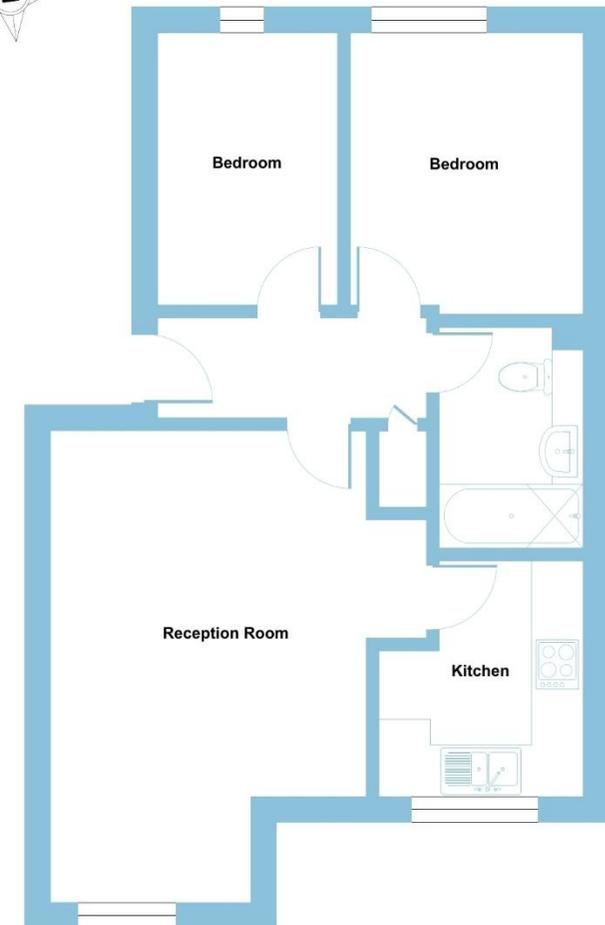
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Barnard Marcus. REF: 1394881



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