



58 John Gooch Drive, Enfield, EN2 8HG

AVAILABLE IMMEDIATELY! Lanes are pleased to offer this RECENTLY REFURBISHED, TOP FLOOR one bedroom apartment situated in the sought after location of Enfield. The property is located in a popular residential block that is a moments walk to Gordon Hill Train Station, close proximity to Enfield Chase Train Station and is easily accessible to Enfield Town Shopping Centre and its amenities.

The property benefits from being neutrally decorated throughout, ALLOCATED PARKING, a MODERNISED open plan kitchen/living area with a breakfast bar separation, DOUBLE BEDROOM with fitted wardrobes, SHOWER ROOM, entry phone system, electric heating, and much more.

EARLY VIEWING ESSENTIAL!

£1,300 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

