



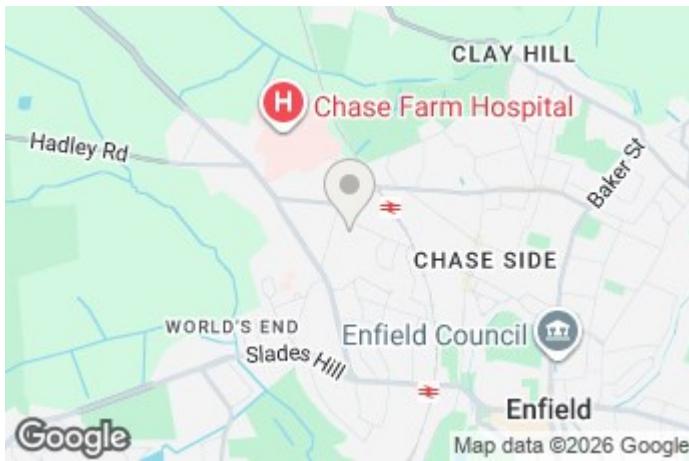
58 John Gooch Drive, Enfield, EN2 8HG

- AVAILABLE WITH LANES LETTINGS
- NEUTRALLY DECORATED THROUGHOUT
- ALLOCATED PARKING SPACE
- GREAT LOCATION

Positioned within the sought-after area of Enfield, John Gooch Drive offers a wonderful opportunity to secure a top-floor apartment. This charming one-bedroom home combines modern finishes with a highly convenient location. Just a short walk from Gordon Hill Train Station, and with Enfield Chase also close by, commuting is effortless. For leisure and everyday essentials, Enfield Town Shopping Centre is nearby, offering a vibrant mix of shops, cafés and amenities right on your doorstep.

Inside, the apartment has been tastefully decorated in soft, neutral tones, creating a calm and welcoming environment. The open-plan kitchen and living area is the heart of the home, thoughtfully designed with a breakfast bar that lends itself perfectly to casual dining, morning coffees or entertaining friends. The bedroom is generously proportioned and benefits from fitted wardrobes, ensuring ample storage while maintaining a clean, uncluttered feel. A stylish, contemporary shower room completes the accommodation, fitted to a high standard.

£1,300 PCM



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

