



## 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
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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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