



# Castles

ASKING PRICE

**£290,000**

**Gordon Road**

Enfield, EN2 0QA    Leasehold

## PROPERTY SUMMARY

A 2 bedroom 1st floor purpose built maisonette with own entrance and own section of rear garden located off Baker Street within 0.6m of Enfield Town Centre and Train Station. The property requires modernisation and is offered on a chain free basis. Viewing is recommended.





For a guide to the area please scan this code for more information



Maisonette

Leasehold

**Council:**

**Council Tax Band: C**

**Lease Remaining:** 999 years remaining from 29/09/1937

**Service Charge:** n/a

**Ground Rent:** £4 P/A (tbc)

Total floor area 40.5 sq.m. (435 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

**OFFICE DETAILS**

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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	