



Gordon Hill, EN2 0QJ  
Enfield







Kings  
GROUP



# Gordon Hill, EN2 0QJ

KINGS GROUP Enfield Town are delighted to present this CHAIN FREE, one double bedroom ground floor maisonette, set within the popular Borrowdale Court over-55s development, ideally positioned just off Chase Side in Gordon Hill, EN2.

This bright and welcoming property offers a naturally airy reception room, a fitted kitchen, a double bedroom with built-in wardrobes, and a bathroom. While some updating may be desired, the home provides excellent potential and ample storage throughout, making it an ideal choice for those aged 55 and over seeking a comfortable and conveniently located home.

Borrowdale Court benefits from a wonderful sense of community, providing access to a residents' lounge, a guest suite available for hire, beautifully maintained communal gardens, resident parking, and on-site warden assistance for added peace of mind.

The location is superb—within easy walking distance of local shops, bus routes, and Gordon Hill Station (0.3 miles). Enfield Town, with its wider range of amenities, cafés, sports, and leisure facilities, is also close by.

A fantastic opportunity to acquire a well-positioned over-55s property in a highly desirable area.

Leasehold  
Lease Start Date: 03/01/2110 — Approx. 84 years remaining  
Flood Risk: Low  
EPC Rating: C  
Service Charge: £3,064 p.a.  
Ground Rent: Peppercom

## Offers In The Region Of £199,995



- Chain free one-bedroom ground floor maisonette in a highly sought-after over 55's development
- Bright and spacious reception room with natural light
- Access to excellent communal facilities, including residents' lounge and guest suite (hire by arrangement)
- Estate manager on site during working hours with an additional alarm system for out of hours
- Residents Parking
- Ideally suited for residents aged 55 and over
- Modern fitted kitchen and well-planned accommodation
- Beautifully maintained communal gardens and resident parking
- Prime location just off Chase Side, close to local shops and amenities
- Within close proximity of Gordon Hill Station (0.3 miles) and multiple bus routes







BORROWDALE CRT  
FLATS 22-23

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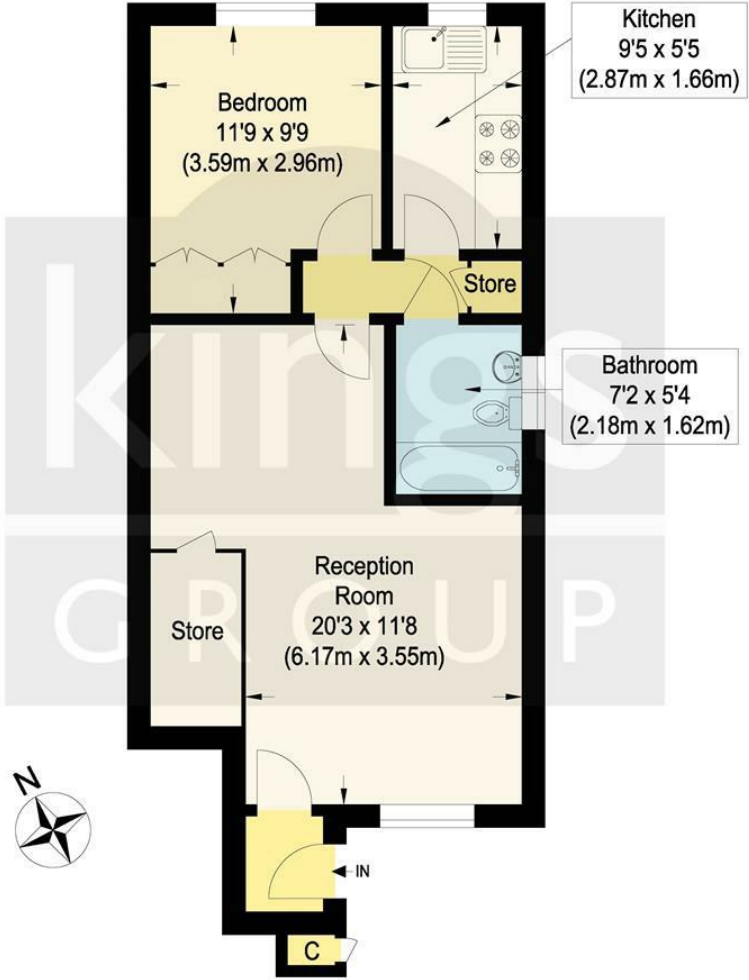
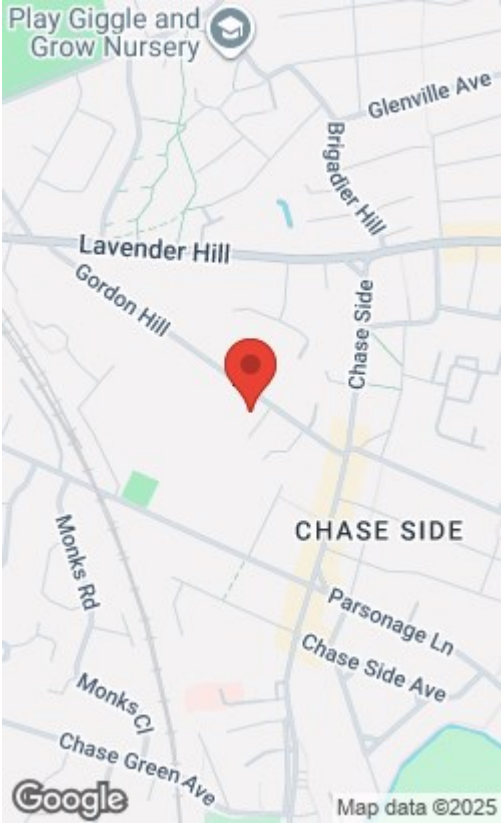
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**Borrowdale Court**

Approximate Gross Internal Floor Area : 48.10 sq m / 517.74 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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