



## Gordon Road, Enfield

Available

£350,000 (Leasehold)







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**Set on a tree-lined street just 0.6 miles from Enfield Town Station, this spacious two-bedroom ground floor maisonette comes with a private garden, long lease, and no service charge.**

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Located on a quiet residential street in the heart of EN2, this well-presented two-bedroom ground floor maisonette offers a rare combination of space, private outdoor living, and excellent convenience. With a lease of over 900 years, no service charges, and a private garden, it's an ideal option for first-time buyers, downsizers, or investors alike.

Inside, the home features a bright and inviting layout. The generous lounge is positioned at the rear, offering direct access to the private garden, perfect for entertaining, relaxing, or enjoying a morning coffee in peace. The separate kitchen is practical and well-equipped, with ample cabinetry, space for appliances, and a pleasant garden outlook. A separate utility area offers further storage and convenience, housing the boiler and space for laundry facilities.

Both bedrooms are positioned at the front of the property and enjoy plenty of natural light through double glazed windows. The main bedroom includes coving to the ceiling and a radiator, while the second bedroom is equally comfortable and versatile. The bathroom is neatly tiled and fitted with a full-sized bath and mains-fed shower.

The rear garden has a lovely balance of patio and lawn, with planting borders and a wooden seating area—ideal for outdoor entertaining. The front garden is finished in pebble stone and houses the external gas meter.

Located just 0.6 miles from Enfield Town Station (Overground and National Rail), the property provides easy access to London Liverpool Street in under 35 minutes. You'll also find a wide range of shops, supermarkets, cafés and restaurants nearby in Enfield Town Centre. Green spaces such as Town Park and Forty Hall Estate are within easy reach, while local bus routes and schools further enhance the area's appeal.

Tenure: Leasehold  
Current Lease Term: 999 years from 25 December 1963  
Term Remaining: 937 years remaining approx  
Ground Rent: NIL  
Service Charge: NIL  
Local Authority: Enfield  
Council Tax Band: C

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## Inner Hallway

Laminate Wood Flooring, Radiator, Storage Cupboard with Shelving, Further Storage Cupboard Housing: Fuse Box and Electric Meter, Door to Lounge, Access to Kitchen, Doors to Both Bedrooms, Door to Bathroom

## Lounge

Coving to Ceiling, Carpet, Radiator, uPVC Double Glazed Doors Leading to Rear Garden

## Kitchen

Laminate Wood Flooring, Part-Tiled Walls, Eye and Base Level Units, uPVC Double Glazed Window to Rear Aspect, Stainless Steel Sink with Mixer Tap, Integrated Dishwasher, Space for Electric Oven and Induction Hob with Extractor Over, Space for Fridge/Freezer, Access to Utility Area

## Utility Area

Laminate Wood Flooring, Eye and Base Level Units, Space for Washing Machine, Space for Dryer, Cupboard Housing 'Ideal' Combination Boiler, uPVC Double Glazed Door Leading to Rear Garden

## Bedroom 1

uPVC Double Glazed Window to Front Aspect, Radiator, Coving to Ceiling, Carpet

## Bedroom 2

uPVC Double Glazed Window to Front Aspect, Radiator, Carpet

## Bathroom

Tiled Flooring, Part-Tiled Walls, Paneled Bath with Mixer Tap and Mains Fed Shower, Extractor Fan, Wash Hand Basin with Mixer Tap, Low Level WC, Heated Towel Rail, Shaving Point

## Rear Garden

Part Paved Area, Part Laid to Lawn, Shrub Border, Wooden Seating Area, Outside Tap, Power Point









## Front Garden

Pebble Stone Area, Gas Meter Box

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification











documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

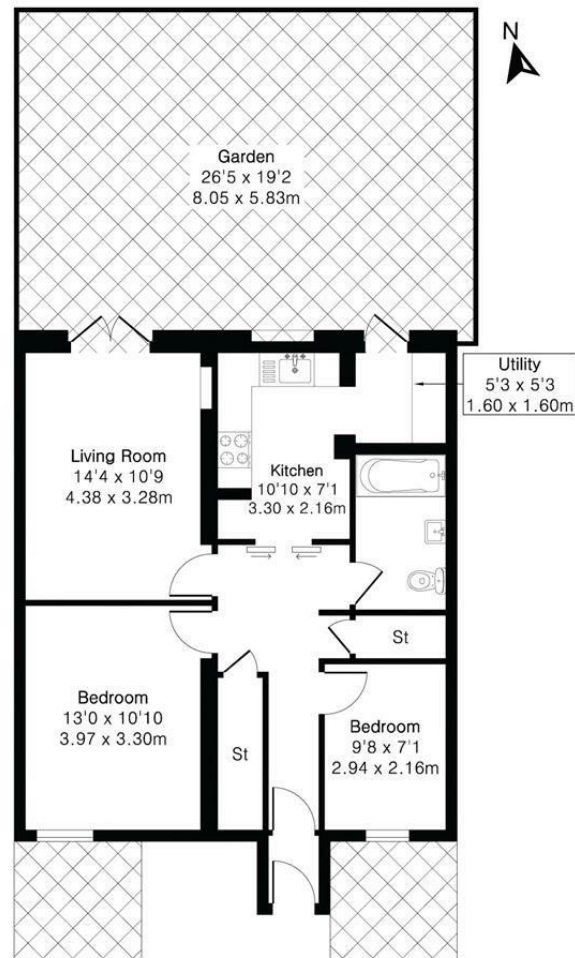








Approximate Gross Internal Area 689 sq ft - 64 sq m



Ground Floor

EPC Rating E / Local Authority: Enfield / Council Tax Band: C