



**Shelly Lodge, Gordon Road, Enfield, EN2 0PL**

**welcome to**

## **Shelly Lodge, Gordon Road, Enfield**

Barnfields are delighted to offer for sale this rarely available, two bedroom ground floor flat with its own front door in this most sought after development just off Chase Side. Located within walking distance of Gordon Hill Rail Station (Moorgate Line), good bus routes, local shops on Chase Side and Baker Street plus Enfield Town Shopping Centre.

The property is offered on a chain free basis and must be viewed to be fully appreciated!



### Front Door

Private double glazed front door opens to:-

### Hallway

Fitted carpet, electric heater, two storage cupboards, one with plumbing for washing machine.

### Shower Room

fully tiled step-in shower unit, hand basin with cupboards beneath, WC with concealed cistern, fully tiled walls and floor, heated towel rail.

### Bedroom One

13' 7" at widest x 10' 11" at widest ( 4.14m at widest x 3.33m at widest )  
Fitted carpet, double glazed windows to rear, built-in wardrobes.

### Bedroom Two

14' at widest x 9' at widest ( 4.27m at widest x 2.74m at widest )  
Fitted carpet, two double glazed windows to rear, dado rail, electric heater.

### Lounge

15' 8" at widest x 10' 8" at widest ( 4.78m at widest x 3.25m at widest )  
Fitted carpet, double glazed window with a deep sill to front, dado rail, electric heater.

### Kitchen

8' 7" at widest x 6' 3" at widest ( 2.62m at widest x 1.91m at widest )

Range of modern white gloss fitted wall and base units with contrasting worktops, sink and drainer, built in oven, electric induction hob and extractor hood above, built-in fridge/freezer, plumbing for a dishwasher, tiled splashbacks, tiled floor, double glazed window to front.

### Outside

### Parking

The property benefits from two allocated parking spaces.

### Agents Note

Metropolitan Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Leasehold ownership on completion. This would mean that any potential purchaser would buy the vendors 60% share plus the remaining 40% share of the property from Metropolitan Housing Association. The advertised price is for the 100% Leasehold. Service Charge is £1,832.28. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.



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## Shelly Lodge, Gordon Road, Enfield

- Shared Ownership Property Available To Staircase To 100% Leasehold Ownership On Completion
- New 990 Year Lease On Completion
- Two Double Bedrooms
- Shower Room
- Private Front Door

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1832.28

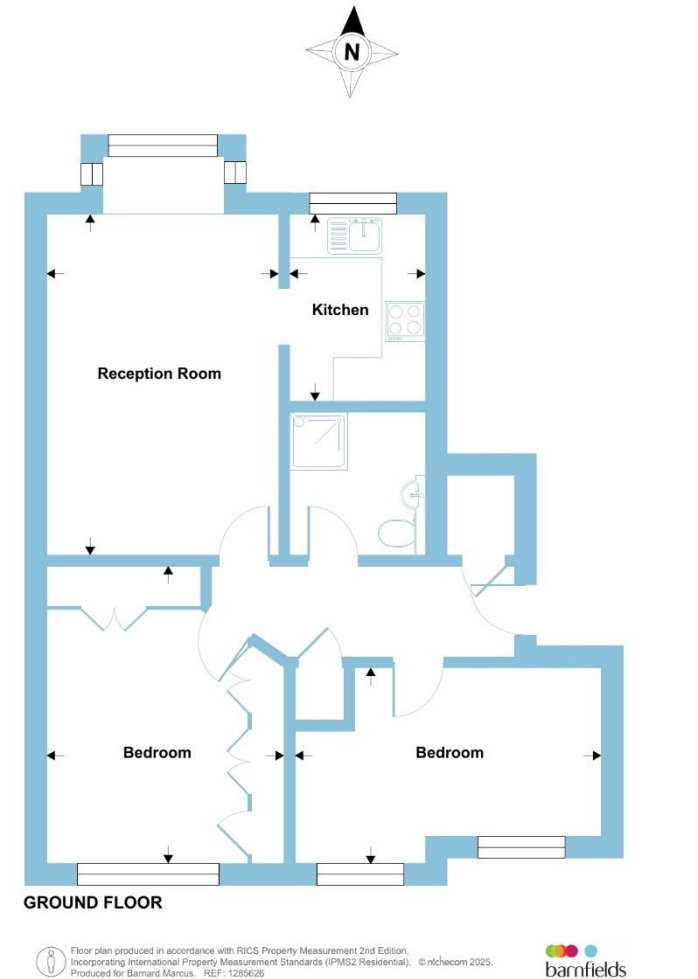
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 10 Jun 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £340,000



Please note the marker reflects the postcode not the actual property



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Property Ref:  
ENF104831 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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