

GORDON HILL

Enfield EN2 0QP



CHAIN FREE GROUND FLOOR MAISONETTE WITH PARKING TO REAR

TWO DOUBLE BEDROOMS

LOUNGE WITH FEATURE FIREPLACE & DIRECT ACCESS TO GARDEN

MODERN FITTED KITCHEN

THREE PIECE BATHROOM SUITE

OWN SOUTH FACING GARDEN WITH DECKING & SHED

SHORT WALK FROM GORDON HILL MAINLINE STATION

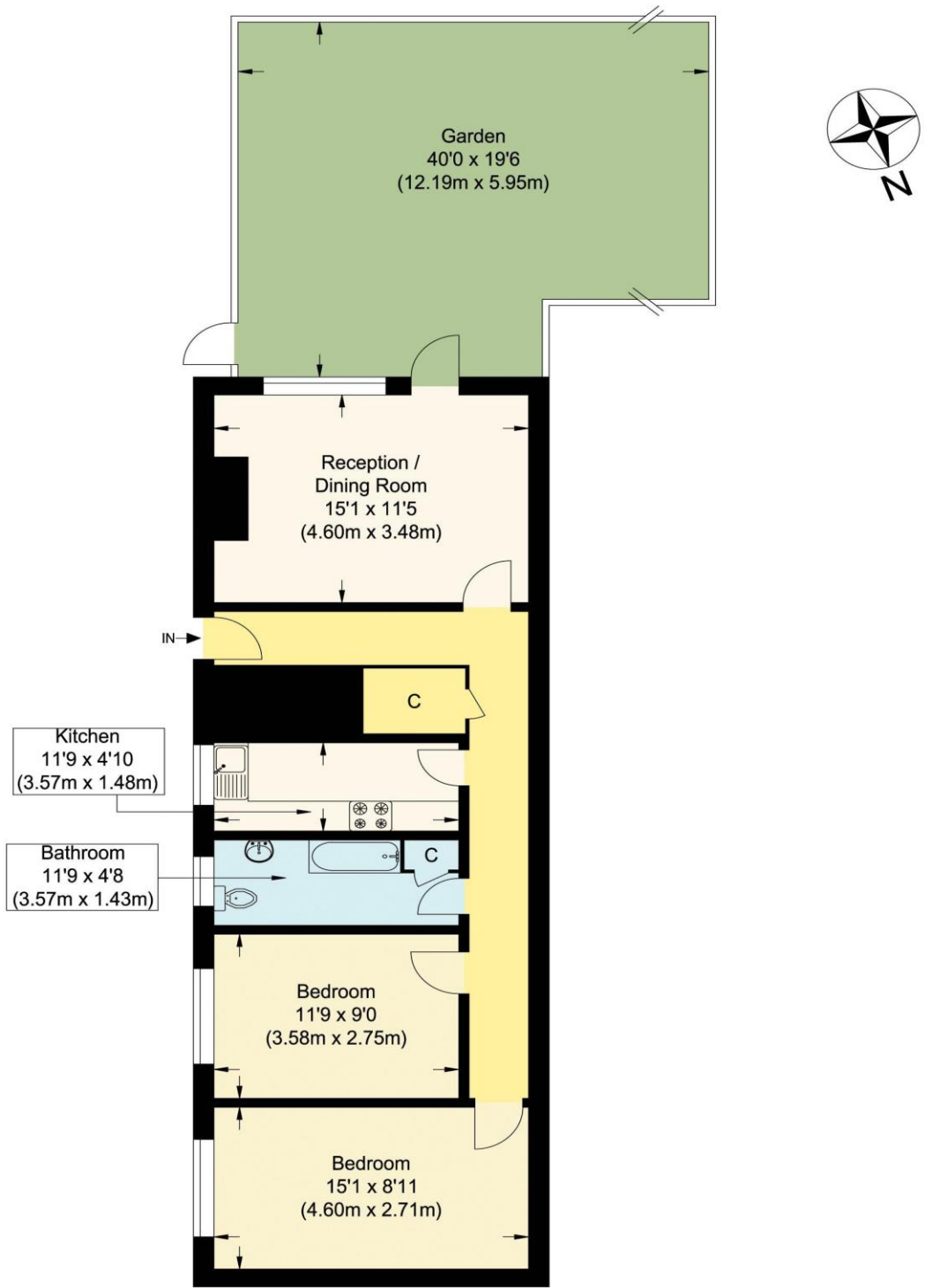
LONG LEASE & LOW ANNUAL GROUND RENT

£350,000

Leasehold

James Hayward are delighted to present, this chain free, two double bedroom, ground floor maisonette with its own south facing garden. The property is ideally situated, walking distance from Gordon Hill main line station and an abundance of shops, restaurants and useful amenities, along Chase Side. Enfield Town, green spaces, sports & leisure facilities are also close by. The property affords, bright, spacious and well maintained living space with plenty of natural light and a well-maintained garden area with decking and shed. Viewing highly recommended. Council Tax Band: C





Gordon Hill EN2

Approximate Gross Internal Floor Area : 67.40 sq m / 725.48 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

42 Gordon Hill ENFIELD EN2 0QP	Energy rating C	Valid until: 7 November 2033
		Certificate number: 9290-2076-0122-3308-3973

Property type	Ground-floor flat
Total floor area	63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9290-2076-0122-3308-3973>

1/4

Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000