

PLEASE NOTE: The vendors are not obliged to accept any offers and will make their choice of purchaser based on the suitability of the applicants, and their financial status. We will be pleased to answer any questions and look forward to your call.

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.



WILLIAMSON
DACEIBROWN



Gordon Hill, Enfield, EN2 0QP

- **One bedroom First Floor Flat For Sale**
- **OIRO £325,000**
- **Potential to extend into loft STPP**
- **Long Leasehold with new lease**

Spacious one bedroom conversion on Gordon Hill subject on a new 999 year lease, Quiet residential road off Chase Side within walking distance of Gordon Hill Nation Rail station.



Williamson Dace Brown
22 Cannon Hill, Southgate, London N14 6BY
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The property is located on Gordon Hill, Enfield, being a quiet residential road linking Chase Side with Lavender Hill in North London. The property is a short walk from Chase Side with leisure and shopping amenities and Gordon Hill station (National Rail) with a regular service to Hertford, Moorgate and Kings Cross.

The one bedroom flat is on the first floor and is converted from a house constructed at the turn of the 19th century. The flat comprises a larger than average living room at the front, overlooking Gordon Hill with a bright kitchen, separate wc, bathroom and bedroom to the rear.

The kitchen includes built in over and electric hob, washing machine and freestanding fridge/freezer. The property benefits from a gas combi boiler for heating and hot water. The property is partially double glazed. There is the potential to reorganise the flat to create a second bedroom or extend into the loft STPP.

Accommodation

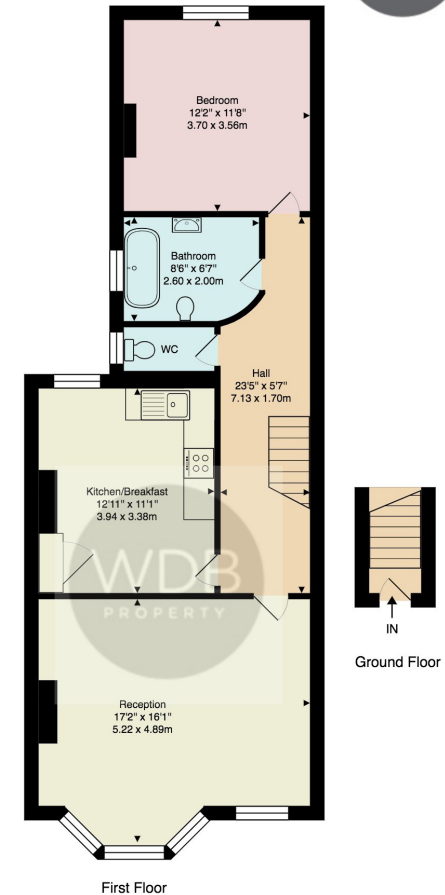
(all sizes approximate) -

First Floor flat

Hall - 23'5" (7.13m) x 5'7" (1.70m)
 Reception - 17'2" (5.22m) x 16'1" (4.89m)
 Kitchen - 12'11" (3.94m) x 11'1" (3.38m)
 Bedroom - 12'2" (3.70m) x 11'8" (3.56m)
 Bathroom - 8'6" (2.60m) x 6'7" (2.00m)
 Separate WC

GIA = 756 sqft. (70.2 m²)

Gordon Hill



Approx. Gross Internal Area: 756 ft² ... 70.2 m²

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.





Guide Price

Offers are invited in the region of £325,000 for the Leasehold interest. The vendor is not obliged to accept the highest offer. All offers will be subject to contact.

Viewings

Viewings by appointment only with this office.

Planning

The property falls within the London Borough of Enfield. Applicants are to make their own enquiries with the London Borough of Enfield.

Council Tax

The property is in Band. D. The council tax payable for the year 2023/2024 amount to £1,952.44.

Service Charge

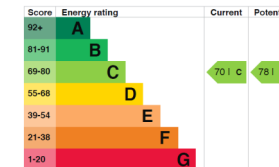
There is no formal service charge. Repairs and maintenance to the shared items will be chargeable as and when required. The costs will be shared with the leaseholder of the ground floor.

Lease

A new 999 year Lease will be granted with a peppercorn ground rent.

EPC

The property is Band D.



Viewings By appointment only.

Contact

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