



**Borrowdale Court Gordon Hill, Enfield EN2 0QJ**

**welcome to**

**Borrowdale Court Gordon Hill, Enfield**

Barnfields are delighted to offer this top floor, one bedroom purpose built warden assisted retirement flat in a most convenient location just off of Chase Side with its local shopping parades and green spaces and within easy access of Gordon Hill Rail Station (Moorgate Line) and Enfield Town multiple shopping centre.

The property is offered on a chain free basis and has many pleasing features.





### **Entrance Hall**

Fitted carpet, electric radiator, storage cupboard, cupboard housing water tanks.

### **Lounge**

17' 11" x 10' 5" ( 5.46m x 3.17m )

Fitted carpet, electric storage heater, coving to ceiling, arch to kitchen.

### **Kitchen**

7' 11" x 6' 11" ( 2.41m x 2.11m )

Comprising a range of base and wall cabinets, integrated electric oven and grill, plumbing for washing machine, hob with extractor fan over, single bowl stainless steel sink and drainer, tiled splashback, space for fridge freezer, window to side, vinyl floor, arch to lounge.



### **Double Bedroom**

14' 3" x 8' 10" ( 4.34m x 2.69m )

Fitted carpet, electric storage heater, range of fitted wardrobe cupboards.

### **Shower Room**

Comprising, W.C, vanity basin with cupboard under, double shower cubicle with sliding door, part tiled walls, vinyl floor, extractor fan, double built in storage cupboard.

### **Communal Areas**

#### **Spacious Communal Lounge**

With views over communal gardens, access to communal kitchen, seating for residence and guests.

#### **Communal Gardens**

Beautifully tended, laid to lawn with mature beds and bench seating.

#### **Parking**

Spaces for residence and guests.



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welcome to

## Borrowdale Court Gordon Hill, Enfield

- Chain Free
- Spacious Lounge
- Lift To All Floors
- Delightful Communal Lounge
- Residence Parking

Tenure: Leasehold EPC Rating: C

Service Charge: 3064.80

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £150,000



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Property Ref:  
ENF105964 - 0003

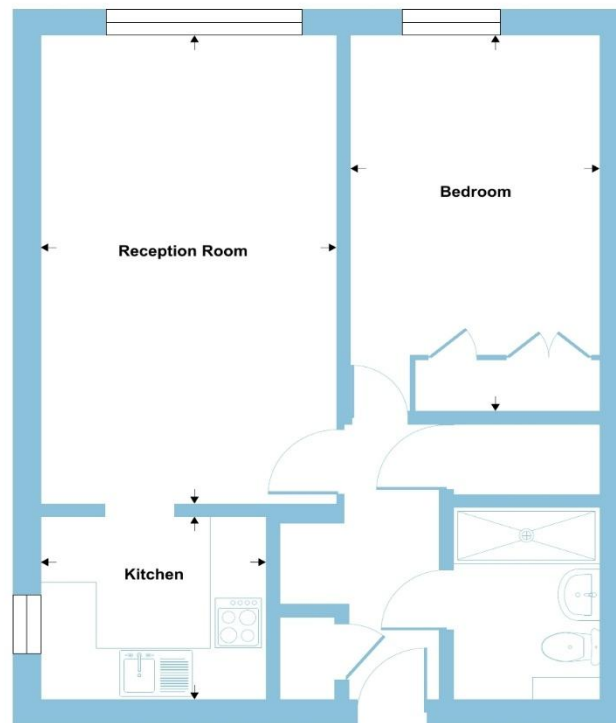
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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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## Gordon Hill, Enfield, EN2

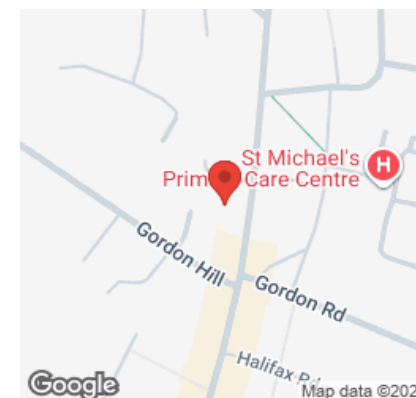
Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1477117



Please note the marker reflects the postcode not the actual property



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