



Magpie Close, EN1 4JG
Enfield



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Kings Group – Enfield Town are delighted to present this spacious one double bedroom top floor flat, situated on the ever popular residential street of Magpie Close, EN1. Conveniently positioned, the property offers excellent access to the A10 and M25, making it ideal for commuters and providing strong connectivity to surrounding areas. This well located home is within close reach of a wide range of local amenities, including the David Lloyd Leisure Centre, Enfield Retail Parks, and Enfield Town Centre. Nature lovers will appreciate being within walking distance of the beautiful Forty Hall Estate, offering an abundance of green open spaces perfect for outdoor leisure.

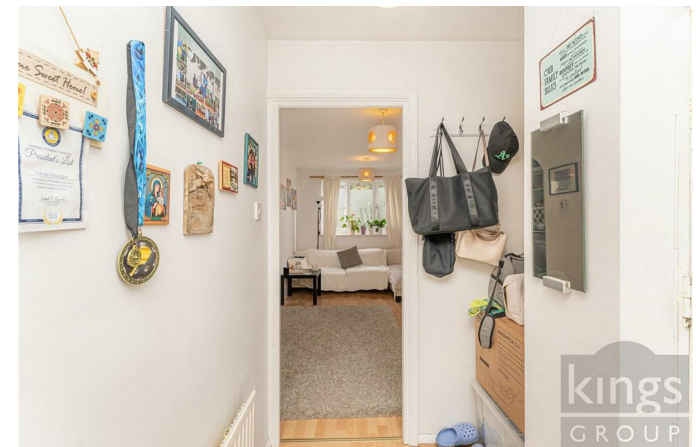
Offered to the market chain free, this property makes an ideal first time purchase or investment opportunity. A brand new lease of 154 years will be granted upon completion, adding further long term value and peace of mind.

The accommodation features a sizeable reception room, a well appointed fitted kitchen, a generous double bedroom, and a three piece bathroom suite. Additional benefits include double glazing throughout, gas central heating, a secure entry phone system, and the advantage of your own loft space for extra storage.

£225,000



- Chain Free
- A Spacious One Double Bedroom Second Floor Flat
- Fitted Kitchen
- Loft Access
- Gas Central Heating and Double Glazed Throughout
- New Lease Upon Completion-154 Year Lease
- Residents Parking
- A Naturally Bright Reception Room
- Security Entry Phone System
- Ideal First Time Purchase or Investment Opportunity





Relax
Soak
Unwind



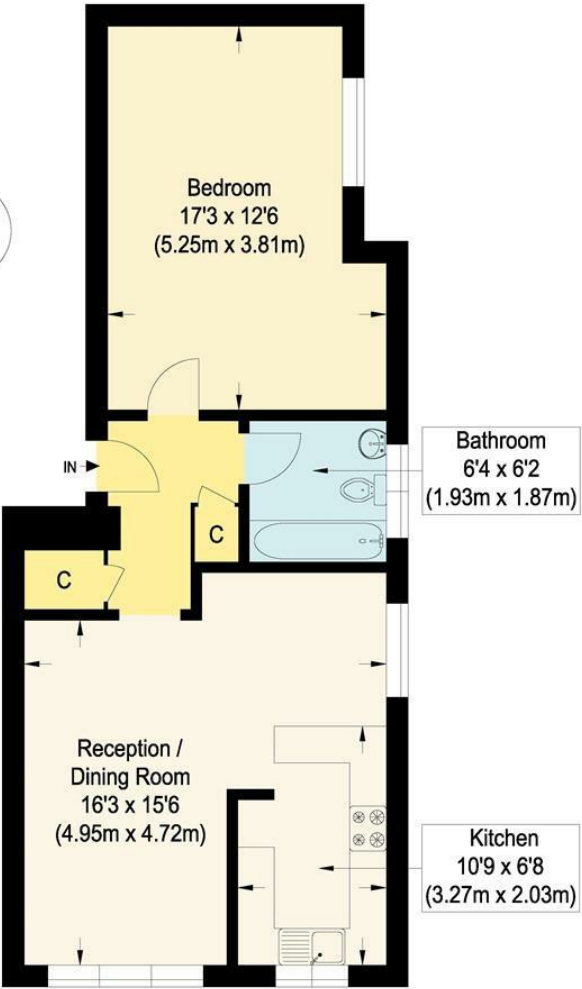
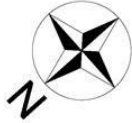
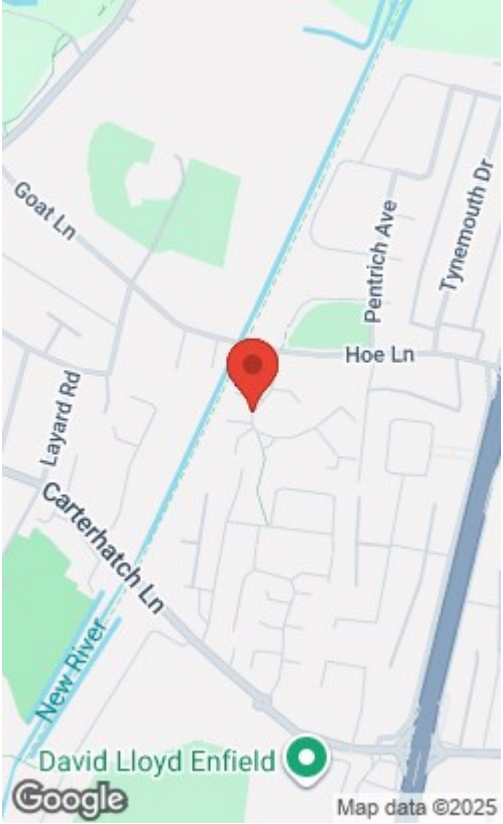
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FLATS
232 - 240
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A			(92 plus) A		
(61-81) B			(81-91) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(21-28) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Second Floor
Magpie Close

Approximate Gross Internal Floor Area : 53.80 sq m / 579.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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