



Magpie Close, EN1 4JE
Enfield





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Kings Group – Enfield Town are pleased to present this chain free, top floor one double bedroom flat, set back within a peaceful cul-de-sac in a highly sought after location. This property represents an ideal first-time purchase or excellent investment opportunity.

The accommodation comprises a spacious reception room which flows seamlessly into a fitted kitchen, creating a bright and functional living space. The generous double bedroom benefits from two windows, allowing an abundance of natural light to fill the room. There is also a three piece bathroom suite.

Further benefits include a long lease of approximately 153 years, residents' parking, a security entry phone system, and double glazing throughout. Being situated on the top floor also provides an additional sense of privacy and security.

The property is offered to the market chain free and is conveniently located just under one mile from Turkey Street railway station, providing direct access to Liverpool Street station in approximately 35 minutes. Local bus routes are within walking distance, and commuters will appreciate the easy access to the A10 road, connecting swiftly to the M25 motorway and A406 North Circular Road.

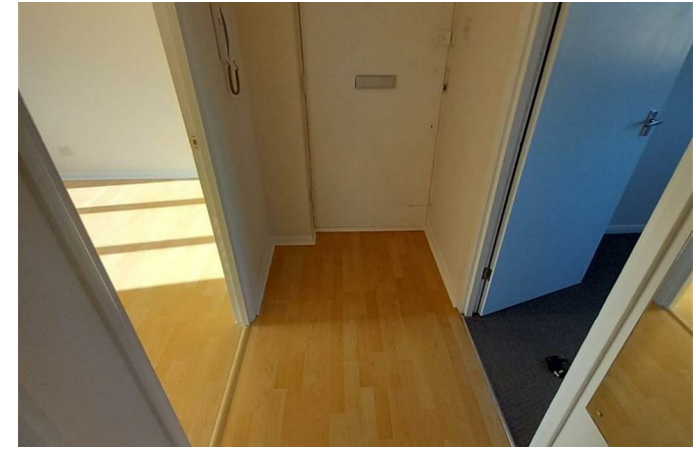
The property is also within walking distance of beautiful green spaces, including the historic Forty Hall Estate. Enfield Town Centre and Enfield Retail Park are just a short drive away, offering an excellent range of retail shops, supermarkets, and a variety of popular restaurants and dining options.

Lease - 153 years remaining
Service charge - £98PCM
Ground Rent - £10

Offers In The Region Of £205,000



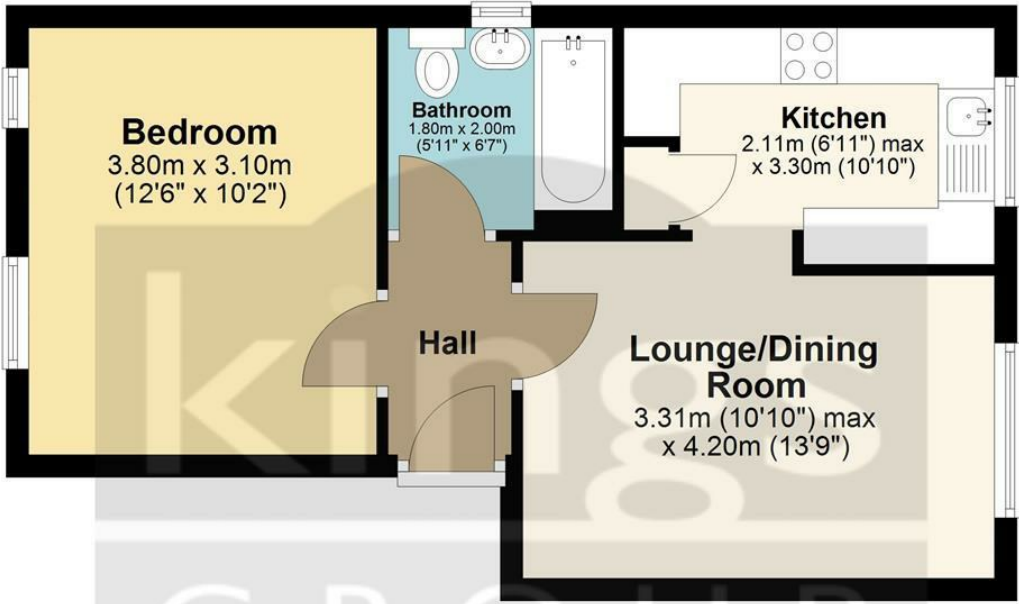
- Chain Free
- A Long Lease of 153 Years Remaining
- Residents Parking Available
- Within Close Proximity of Local Shops and Amenities Including David Lloyd Health Club
- Easy Access to the A10, Connecting Swiftly to the M25 Motorway and A406 North Circular Road
- A Well Presented One Double Bedroom Top Floor Flat
- Situated in a Sought After Residential Street
- Loft Access
- A Short Distance From Transport Links Including Local Bus Routes and Turkey Street Station(0.8 miles) Providing Direct Access into Central London
- A Short Drive From Both Enfield Town Centre and Enfield Retail Park, Which Host an Excellent Array of Well Known Retail Stores and a Variety of Popular Dining Options



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) 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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Second Floor



Total area: approx. 37.9 sq. metres (408.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

Magpie Close

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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