



Magpie Close, EN1 4JE  
Enfield





NO  
BALL  
GAMES

PRIVATE  
PROPERTY  
RESIDENTS  
ONLY

FLATS  
15H82

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GROUP

# Magpie Close, EN1 4JE

Kings Group - Enfield Town are delighted to present this CHAIN FREE top-floor studio apartment, featuring a separate sleeping area. This property is ideally situated with excellent road links to the surrounding areas and convenient access to Turkey Street Station and Enfield Town Overground Station, both offering quick connections to London Liverpool Street and the Victoria Line at Seven Sisters.

Nearby amenities include local shops, Enfield's Retail Parks, and the David Lloyd Leisure Centre, all just a short drive away. The accommodation includes a lounge, fitted kitchen, sleeping area, and bathroom.

This property is perfect for first-time buyers or as an investment opportunity.

Call us today on 0208 364 4118 to schedule a viewing appointment

£180,000



- CHAIN FREE
- Separate Sleeping Area
- Modern Fitted Kitchen
- Low Service Charge
- Easy Access to the M25 & A10

- Top Floor Studio Flat
- Loft Access
- 155 Years Remaining on the Lease
- Security Entry Phone System
- Walking Distance to David Lloyds Health & Wellness Group

**Lounge 14'08 x 9'49 (4.47m x 2.74m)**

UPVC double glazed window, dado rail, telephone point, TV point, laminate flooring

**Fitted Kitchen 8'23 x 4'70 (2.44m x 1.22m)**

UPVC double glazed window, range of base and eye level units with flat top work surfaces, tiled splash backs, sink, integrated cooker & hobs, plumbing for washing machine, space for fridge freezer, power points, tiled flooring.

**Separate Sleeping Area 9'13 x 8'27 (2.74m x 2.44m)**

UPVC double glazed window, built in wardrobe, dado rail, loft access, telephone point, power points, laminate flooring

**Bathroom**

UPVC double glazed opaque window, three piece bathroom suite comprising panel enclosed bath, pedestal wash hand basin, low level WC, part tiled walls, lino flooring.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	81	59

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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