



Magpie Close, EN1 4JD
Enfield





Magpie Close, EN1 4JD

Positioned on a highly sought after residential street, this chain free ground floor studio flat with a separate sleeping area offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Boasting a long lease with approximately 153 years remaining, the property combines convenience with long term appeal.

The accommodation comprises a bright open plan reception room with a modern fitted kitchen, a well proportioned sleeping area complete with fitted wardrobes, and a contemporary three piece bathroom suite.

Residents benefit from ample parking within the development, ideal for both homeowners and visiting guests. The property is conveniently located within walking distance of local bus services and is situated under one mile from Turkey Street Station, offering direct access to London Liverpool Street in approximately 35 minutes.

For those commuting by car, there is easy access to the A10, providing swift connections to the M25 and A406. The property is also well placed for enjoying nearby green spaces, including the historic Forty Hall Estate, perfect for outdoor leisure.

Everyday amenities are close at hand, with local convenience stores just a short stroll away, while Enfield Town Centre and the Retail Park are only a short drive, offering a wide range of supermarkets, dining options, and popular high street brands

Offers In Excess Of £185,000



- Chain Free
- A Thoughtfully Laid Out Studio Flat Incorporating a Separate Sleeping Space
- Abundant Parking Available for Residents and Visitors
- Well Connected with Bus Routes and Turkey Street Station Less Than a Mile Away (Approx. 35 Mins to Central London)
- Just a Brief Drive From Enfield Town Centre and the Retail Park, Home to Numerous Restaurants and Shops
- Enjoying the Advantage of a Long Lease with 153 Years Remaining
- A Bright and Modern Open Plan Kitchen/Reception Room
- Moments From the New River Path, Providing a Scenic and Direct Walk into Enfield Town Centre
- A Short Walk to Open Green Spaces, Including the Beautiful Forty Hall Estate
- Strong Road Connections to the A10, M25, and A406







FLATE
70-81

kings
GROUP



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		55	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 31.9 sq. metres (343.4 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.

© @modephotouk | www.modephoto.co.uk
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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

