



Magnetic Crescent, EN3 7GA  
Enfield





MAX. HEADROOM 2.25m (7' 4")

WELCOME TO  
THE  
NEW  
RESIDENTIAL  
BLOCK  
PLEASE  
READ  
THE  
SIGNAGE  
AND  
FOLLOW  
THE  
INSTRUCTIONS  
FOR  
YOUR  
MOVING  
DATE



## Magnetic Crescent, EN3 7GA

KINGS GROUP are delighted to offer for sale this stunning and well presented, TWO DOUBLE BEDROOM Apartment. Offering a lease in excess of 120 YEARS and in our opinion very well presented throughout. This rare addition to the market flat boasts from Video Intercom Entry System, Fully Fitted Kitchen, Two Double Bedrooms, Communal Grounds, Gated Underground Allocated Parking, Mod Con Fitted Included Smart Switches, LED Kitchen Down Lighting & Additional Shelving Added Within The Storage Areas, South Facing Balcony, Hyperoptic Internet Installation, Up To 1,000Mb, Short Proximity To Lee Valley Canal Offering Great Cycle/Walking Routes, With its close proximity to Enfield Lock Station which has great links into Both London Liverpool Street & Tottenham Hale this is an ideal First Time Buyer or Buy To Let Opportunity.

Offers In The Region Of  
£285,000



## COMMUNAL ENTRANCE

Entryphone System, Post Box.

## ENTRANCE

With power points, laminated wood style flooring.

## LOUNGE 16'04 x 10'05 (4.98m x 3.18m)

With double glazed window to rear, single radiator, television point, telephone point, power points, laminated wood style flooring.

## KITCHEN 10'04 x 7'00 (3.15m x 2.13m)

With range of base and wall units with roll top work surfaces, stainless steel double sink and drainer unit, electric oven, gas hob, integrated extractor, power points, tiled flooring.

## BEDROOM 1 15'06 x 8'10 (4.72m x 2.69m)

With double glazed window to rear, built in wardrobe, single radiator, telephone point, power points, carpeted flooring.

## BEDROOM 2 11'05 x 8'05 (3.48m x 2.57m)

With double glazed window to rear, single radiator, telephone point, power points, carpeted flooring.

## BATHROOM 7'02 x 7'00 (2.18m x 2.13m)

With part tiled walls, heated towel rail, panel enclosed bath with shower attachment, pedestal wash hand basin, low level W.C, extractor fan, tiled flooring.

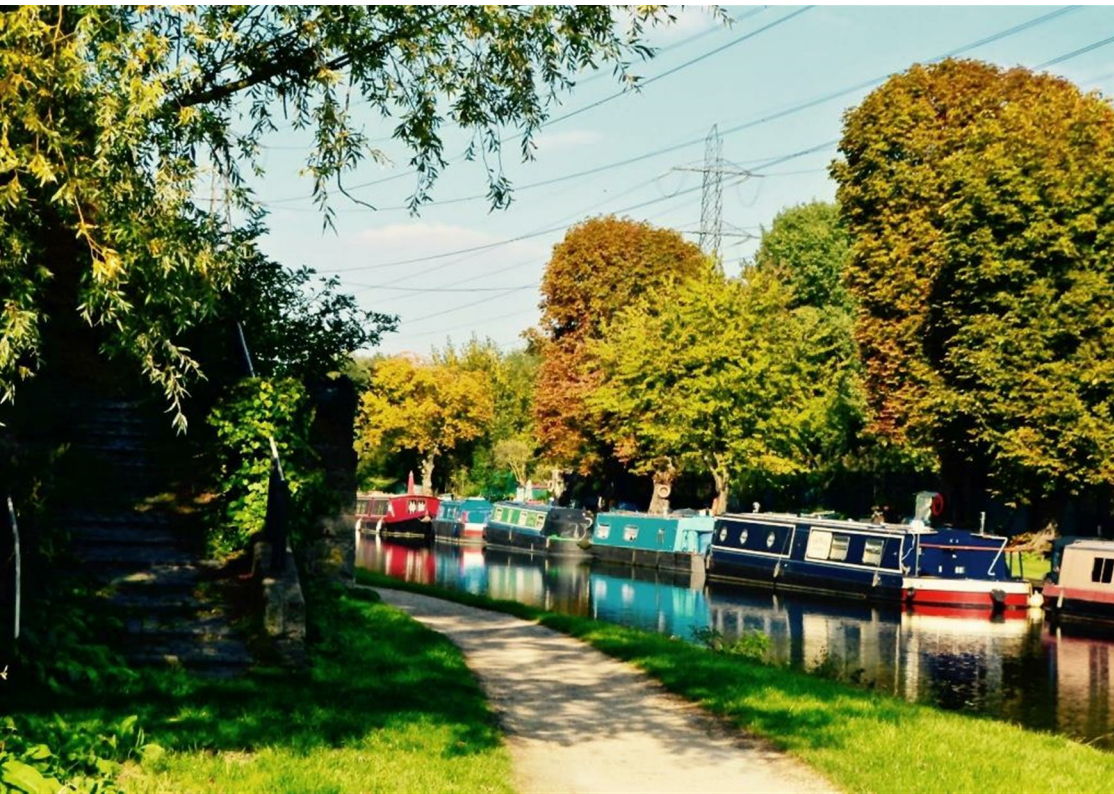
## COMMUNAL GROUNDS, GARDENS

## GATED UNDERGROUND PARKING



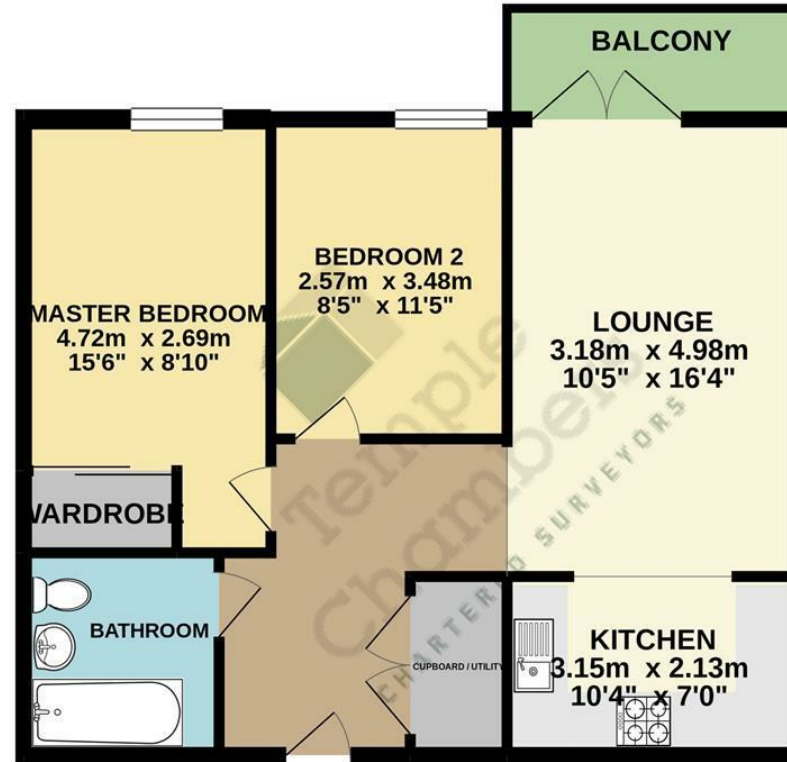






62.0 sq.m. (667 sq.ft.) approx.

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



TOTAL FLOOR AREA: 62.0 sq.m. (667 sq.ft.) approx.  
 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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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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