



**Magpie Close, Enfield, EN1 4JB**



**welcome to**  
**Magpie Close, Enfield**

Barnfields are pleased to offer for sale this great buy to let opportunity for a cash buyer. A spacious one bedroom ground floor purpose built flat in a popular development just off Hoe Lane, close to the picturesque Forty Hall Estate and gardens and within easy access of the A10 with its abundance of retail outlets.

The property is available to cash buyers only as it currently has 64 years remaining on the lease, however the premium for lease renewal has been supplied by the freeholder (more details on request).





### **Communal Front Door**

Opens to communal hallway.

### **Flat Door**

Opens to:-

### **Hallway**

Vinyl flooring, wall mounted entryphone system.

### **Lounge**

14' 1" x 10' 1" ( 4.29m x 3.07m )

Double glazed bay window to front, laminate flooring, wall mounted electric heater.

### **Kitchen**

10' 11" x 6' 10" ( 3.33m x 2.08m )

Range of fitted wall and base units with toning worktops, sink and drainer, space for an electric cooker with extractor above, space for a fridge/freezer, plumbing for washing machine, tiled splashbacks, vinyl flooring, cupboard housing hot water tank, double glazed window to rear.



### **Bathroom**

Panelled bath, wall mounted electric shower, pedestal wash hand basin, low level WC, double glazed window to side, part tiled walls, tiled floor.

### **Bedroom**

12' 4" x 10' 5" ( 3.76m x 3.17m )

Fitted carpet, wall mounted electric heater, double glazed window to front.



### **Outside**

### **Parking**

Parking bays for residents on a first come first served basis.



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welcome to

## Magpie Close, Enfield

- One Bedroom Flat
- Ground Floor
- Separate Kitchen
- Spacious Lounge
- Parking For Residents

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£180,000**



Please note  
the marker  
reflects the  
postcode  
not the  
actual  
property

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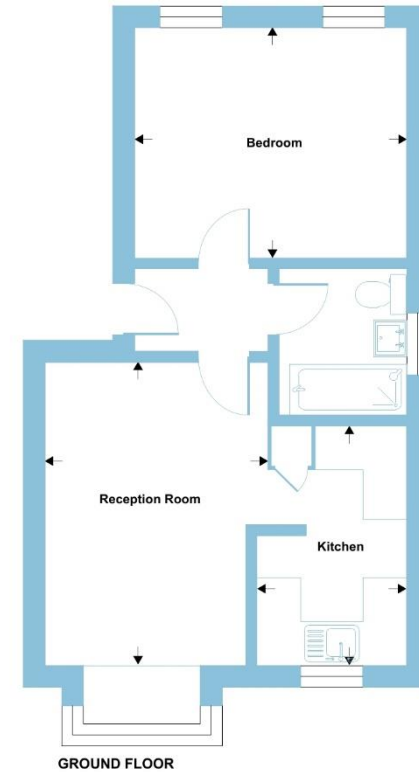
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**Magpie Close, Enfield, EN1**

Approximate Area = 430 sq ft / 40 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rcthecom 2025. Produced for Barnard Marcus REF: 1281788



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