



# Magpie Close, Enfield

£210,000

**Havilands**

the advantage of experience



- One Bedroom Apartment
- Chain Free
- First Floor
- Leasehold - 110 Years Remaining
- Communal Off-Street Parking
- Ease of Access to A10
- Forty Hall Estate Nearby



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM APARTMENT on Magpie Close, Enfield, Located on the FIRST FLOOR of this purpose built block, the property is comprised of an open plan lounge & kitchen, bathroom and double bedroom. The property also benefits from off-street communal parking. Offered with a remaining lease in excess of 100 years, the property offers ease of access to the A10 offering direct links to both the A406 & M25. The flat is within easy reach of local shops and amenities including a convenience store on Goat Lane with Colosseum Retail Park a short drive away offering a plethora of large retail outlets including Sainsburys. An ideal property for first time buyers and investors alike, the property is situated close to green space with the ever popular Forty Hall Estate a short walk from the property. Viewing is highly recommended - to arrange yours, please get in touch.

**Leasehold Information:**

Tenure: Leasehold

Lease: 125 years from 25/12/2009

Lease Remaining: 110 years

G/Rent: £150/year

S/Charge: £1152/year

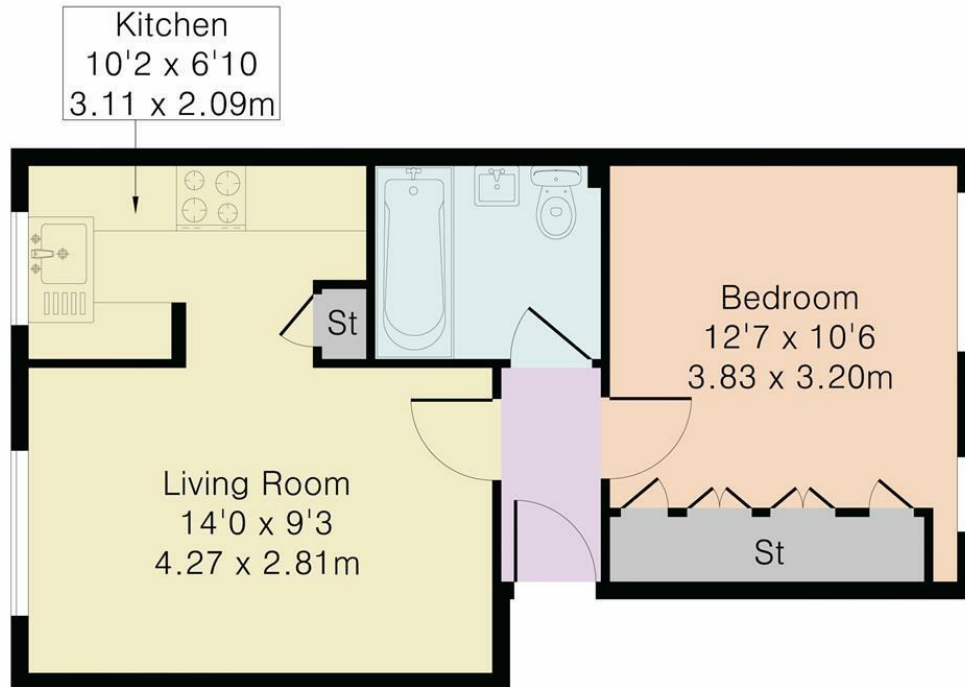
Local Authority: Enfield Borough

Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 71(C); Potential 84(B)

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Approximate Gross Internal Area 391 sq ft – 36 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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