



# Magpie Close, Enfield

£1,300

**Havilands**

the advantage of experience

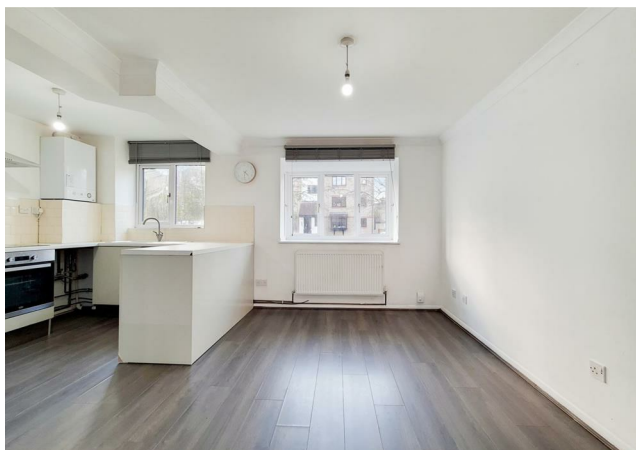


- Available now
- Unfurnished
- Double Glazed
- White goods
- Entry phone system



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





Havilands are pleased to present this 1 bedroom ground floor purpose built apartment with. The open plan lounge leads to a kitchen with breakfast bar, white goods included. There is a double bedroom and a modern tiled bathroom. This property benefits from double glazing, entry phone system & ample parking. Offered unfurnished.

Available immediately

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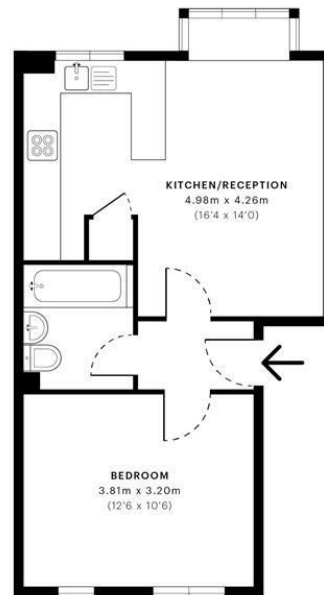
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Magpie Close, EN1

CAPTURE DATE: 01/11/2021 LASER SCAN POINTS: 1,013,150

GROSS INTERNAL AREA

38.28 sqm / 412.04 sqft



Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
38.28 sqm / 412.04 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes windows, restricted head height  
37.48 sqm / 403.43 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Unfitted use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 40.10 sqm / 431.63 sqft  
AREA 38 RESIDENTIAL: 39.48 sqm / 424.96 sqft

spec id: 617919742e20770e327f563c

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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