

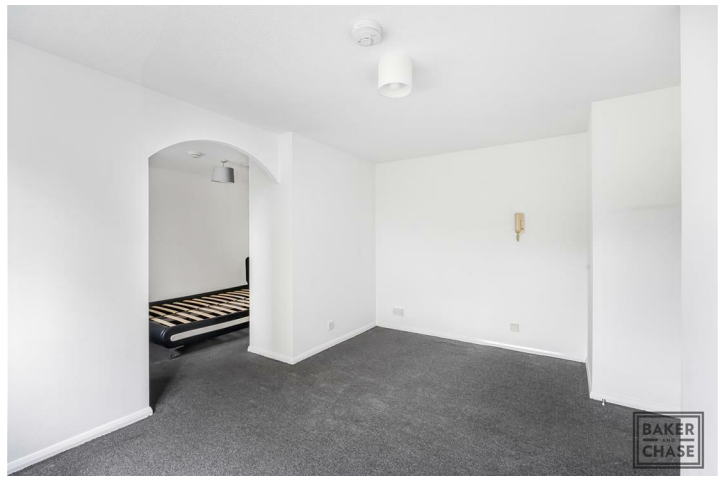


## Magpie Close, Hoe Lane, Enfield

£1,150 Per month



Baker and Chase are pleased to offer this second (top) floor, purpose built studio apartment offering a spacious lounge and separate bedroom area with a built in wardrobe. The property has been newly painted throughout, has a brand new modern fitted kitchen with appliances and freshly cleaned carpets. The modern bathroom has a 3-piece suite, including an electric shower over the bath. Residents parking. Available Now.



#### Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £34,500+pa

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A second (top) floor, purpose built studio apartment offering a spacious lounge and separate bedroom area with a built in wardrobe. The property has been newly painted throughout, has a brand new modern fitted kitchen with appliances and freshly cleaned carpets. The modern bathroom has a 3-piece suite, including an electric shower over the bath. Entry phone system and residents parking available.

The property is located within a 5 minutes drive (just 0.9 miles away) from Turkey Street Overground Station which serves London Liverpool Street via Seven Sisters (Victoria Line) in approximately 30 minutes. There is also access to a wide array of shops, supermarkets and restaurants, Enfield Retail Park is just 8 minutes drive away.

Offered part furnished and is available now.

For further details or to arrange your viewing, please contact our office.



## Exterior

Communal entrance door. Entryphone system. Stairs leading to second floor landing.

Wooden front door leading to

## Hallway

Fitted carpet, wall mounted consumer unit, door to airing cupboard housing hot water cylinder tank and storage.

## Bathroom

Laminate effect vinyl flooring, frosted single glazed window to rear, low flush wc, pedestal wash hand basin, tiled splashbacks, panel enclosed bath with mixer tap, and shower attachment, electric shower, curtain rail and curtain. Partly tiled walls.

## Lounge

Fitted carpet, entryphone system, wall mounted storage heater, single glazed window to rear, roller blind.

## Separate sleeping area

Fitted carpet, access to loft, built in wardrobe with sliding doors. Arch leading to

## Kitchen

Vinyl floor tiles, single glazed window to rear, roller blind, floor standing electric oven and hob, Logik washing machine, Bush floor standing fridge freezer, range of wall and base units, roll top worktops, single drainer stainless steel sink unit, mixer tap, tiled splashbacks.

## Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings 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 our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

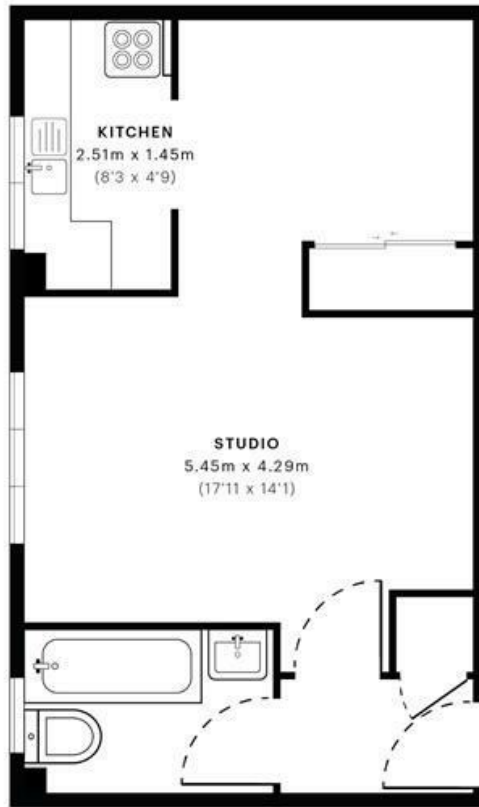


# Magpie Close, EN1


CAPTURE DATE  
17/10/2019


LASER SCAN POINTS  
16,998,222


GROSS INTERNAL AREA  
29.7 Sqm / 320.2 Sqft



- Second Floor

 GROSS INTERNAL AREA  
The footprint of the property  
**29.7 Sqm / 320.2 Sqft**

 NET AREA (INTERNAL)  
Excludes walls and external features  
**28.8 Sqm / 310.5 Sqft**

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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.

IPMS 3B RESIDENTIAL  
29.7 Sqm / 320.2 Sqft

IPMS 3C RESIDENTIAL  
28.8 Sqm / 310.5 Sqft

SPEC ID  
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EPC Rating C

