



# Castles

ASKING PRICE

**£285,000**

**Magnetic Crescent**

Enfield, EN3 7FA

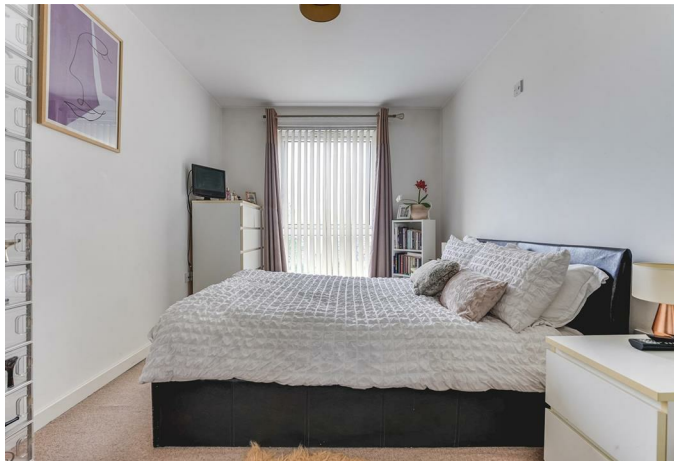


## PROPERTY SUMMARY

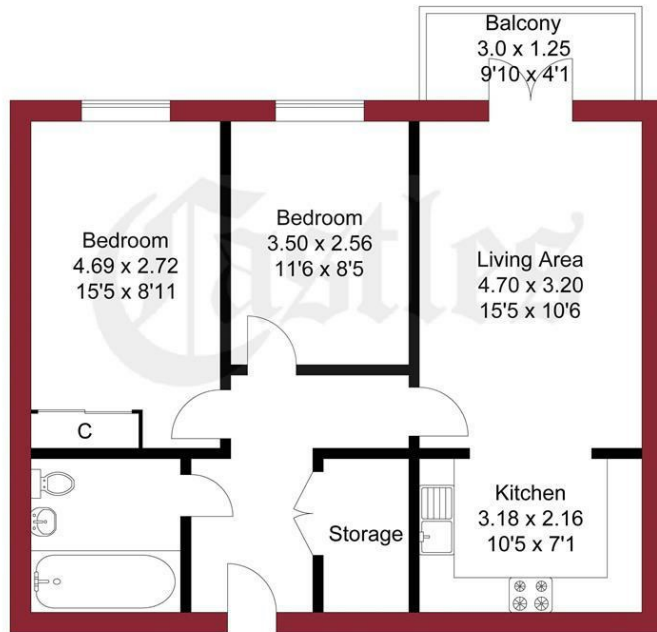
A well presented and spacious modern 2 bedroom 2nd floor flat located on a popular development off Ordnance Road, less than 0.5m to Enfield Lock Train Station (serving London Liverpool Street) and close to the River Lea at Enfield Lock. The property would suit first time buyers or buy to let investors and has an additional bonus of a balcony and secure undercover allocated parking space. Viewing is highly recommended. Features include:- security entryphone, double glazing, 2 bedrooms, spacious open plan lounge area/kitchen, modern fitted kitchen and bathroom, secure allocated parking space, communal gardens, over 110 years lease, viewing recommended.







APPROXIMATE GROSS INTERNAL AREA  
61.99 sqm / 667.25 sqft



THIRD FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

For a guide to the area  
please scan this code for  
more information



Flat - Second Floor

Leasehold

**Council:**

**Council Tax Band:** C

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

#### OFFICE DETAILS

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			