



FEATURES

- Online auction date 29 & 30 July 2025
- One bedroom ground floor flat
- Leasehold - approx. 88 years unexpired
- Sold with vacant possession
- Opportunity to add value
- Guide Price £135,000+
- Suitable for owner occupier or investor
- Annual ground rent of £250
- Potential rent of £1,350 pcm
- Good rental location

Guide price: £135,000+

One Bedroom Ground Floor Flat

Magpie Close
Enfield
EN1 4JD

OVERVIEW

For sale by online auction, a one bedroom ground floor flat within a modern purpose built block arranged over ground and two upper floors.

Upon entering the property, the living room is on the left hand side and the bathroom straight ahead. The kitchen and bathroom are accessed from the living room and situated at the far end of the flat.

The kitchen has part tiled walls, a stainless steel sink and drainer, fitted high and low level storage cupboards and a window over looking the communal gardens. There is also an integrated oven with four electric hobs above.

The bathroom has a bath, toilet, wash basin, neutrally painted walls and an external window.

There is the potential to add value by completing a programme of refurbishment and modernisation.

To be sold with vacant possession.

Lot No. 3

Auction date: 29 & 30 July 2025

Floor Area

Total floor area: 28 m2 / 298 ft2
(measurement taken from floor plan)

Council Tax

The property is rated within council tax band B.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificates/9900-6749-4202-0192-0202>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Leasehold for a term of 123 years from 25 December 1990 until 28 September 2113.

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Guide Price

£135,000+

Buyer's Premium

3% (min. £4,500) inc. VAT.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

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