



## FEATURES

- Online auction 3 & 4 September 2025
- One bedroom first floor flat
- Leasehold - approx. 88 years unexpired
- Sold with vacant possession
- Opportunity to add value
- Guide Price £125,000+
- Suitable for owner occupier or investor
- Annual ground rent of £250
- Potential rent of £1,450 pcm
- Good rental location

**Guide price: £125,000+**

## One Bedroom First Floor Flat

Magpie Close  
Enfield  
EN1 4JE

## OVERVIEW

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

The property presents an excellent opportunity for a buy-to-let investor, with a potential rental income of £1,450 per calendar month. Furthermore, it is anticipated value can be added by undertaking a basic programme of refurbishment and modernisation.

Magpie Close is a modern residential cul-de-sac situated just off Hoe Lane in the popular North London Borough of Enfield. The development benefits from communal gardens and parking areas, offering a pleasant residential environment.

Excellent for commuters, the property boasts easy access to the A10 and M25, alongside nearby rail services to London Liverpool Street. The extensive shopping and leisure facilities of Enfield Town centre are conveniently located just over a mile away.

# Lot No. 4

Auction date: 3 & 4 September 2025

## Floor Area

Total floor area: 30 m<sup>2</sup> / 323 ft<sup>2</sup>  
(measurement taken from EPC)

## Council Tax

The property is rated within council tax band B.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificates/0970-2846-6875-2190-5825>

## 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

£125,000+

## Buyer's Premium

3% (min. £4,500) inc. VAT.

## Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

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