

£80,500 Shared Ownership

Darwin House, 77 Magnetic Crescent, Enfield, London EN3 7FP



- Guideline Minimum Deposit £8,050
- First Floor
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min Income Dual £29.8k | Single £36.1k
- Approx. 503 Sqft Gross Internal Area
- Juliette Balcony
- Short Walk from Enfield Lock Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £230,000). A smartly-presented, first-floor apartment which has a reception room with attractive flooring and a stylish, semi-open-plan kitchen with south-facing window. The Juliette balcony faces west and overlooks an area of lawn that residents of Darwin House have access to (in addition to the large communal garden in the wider development). There is a fitted wardrobe in the bedroom and the bathroom features a mix of large-format tiles and pencil mosaics. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The property comes with use of an allocated parking space and is also just a short walk from Enfield Lock Station which provides services to a number of destinations, including in to Liverpool Street.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2016).

Minimum Share: 35% (£80,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £461.84 per month (subject to annual review).

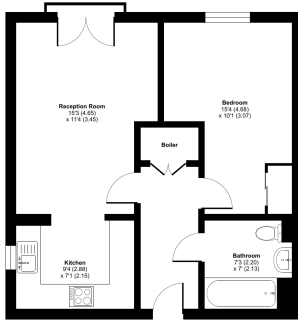
Service Charge: £132.07 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,800 | Single - £36,100 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Enfield. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

Magnetic Crescent, Enfield, EN3
Approximate Area = 503 sq ft / 46.7 sq m
For identification only - Not to scale



FIRST FLOOR
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
 Measuring International Property Measurement Standards (MIPMS Residential). © Urbanmoves 2023.
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DIMENSIONS

FIRST FLOOR

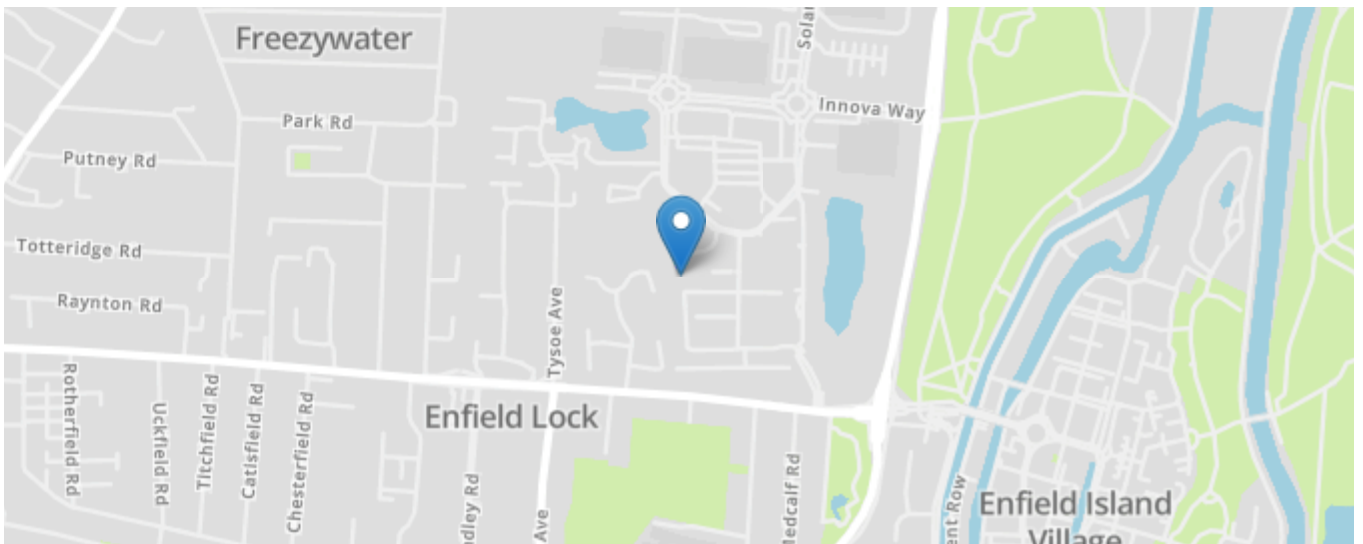
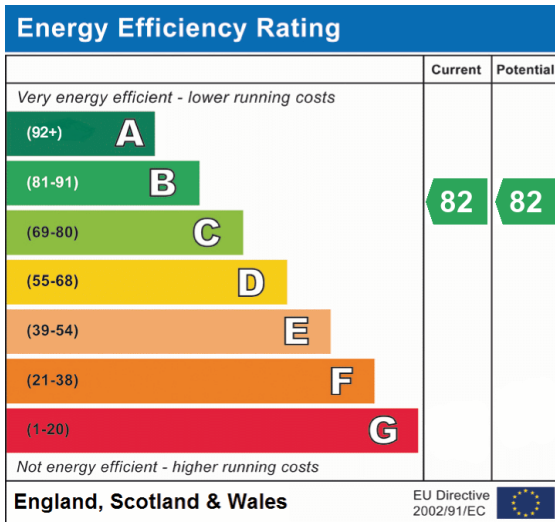
Entrance Hallway

Reception Room
15' 3" x 11' 4" max. (4.65m x 3.45m)

Kitchen
9' 4" x 7' 1" (2.84m x 2.16m)

Bedroom
15' 4" max. x 10' 1" max. (4.67m x 3.07m)

Bathroom
7' 3" max. x 7' 0" max. (2.21m x 2.13m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.