

## £131,400 Shared Ownership

Magnetic Crescent, Enfield, London EN3 7FH



- Guideline Minimum Deposit £13,140
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus En-Suite Shower Room
- Allocated Space in Gated Car Park
- Guide Min Income Dual £44k | Single £50.3k
- Approx. 734 Sqft Gross Internal Area
- South Facing Rear Garden
- Short Walk from Enfield Lock Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £438,000). A rare chance to buy a shared-ownership house in London. This smartly-presented property is part of a substantial development just a short walk from Enfield Lock Station. There is an attractive kitchen at the front and a reception/dining room, with wood flooring, at the rear. A sliding glass door opens onto the neatly-maintained, south-facing garden. On the first floor of the house is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a similar-sized second double bedroom and a simple yet stylish bathroom. The wall and roof are well insulated, the windows are modern, double-glazed units throughout and heating is provided by a combination of ground-source heat-pump, solar water heating and photovoltaics. Behind the terrace, and easily accessible via the garden gate, is a parking area which includes a space allocated to this property.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2008). Freehold transferred on 100% ownership.

**Minimum Share:** 30% (£131,400). The housing association will expect that you will purchase the largest share affordable.

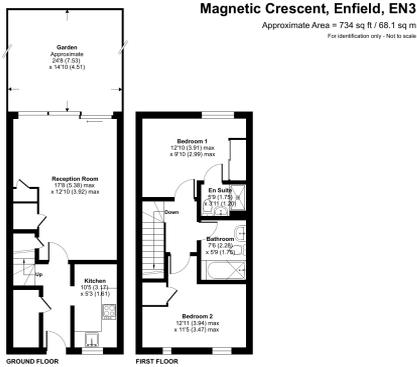
**Shared Ownership Rent:** £547.94 per month (subject to annual review).

**Service Charge:** £79.77 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £44,000 | Single - £50,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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.



Plan data generated in accordance with RICS Property Measurement 4th Edition. Approximate Measurement Process Measurement Standards (PIMS) (2018). Produced by Urban Moves. REF: 123266

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

10' 5" x 5' 3" (3.17m x 1.60m)

#### Reception Room

17' 8" max. x 12' 10" max. (5.38m x 3.91m)

#### Garden

approximately 24' 8" x 14' 10" (7.52m x 4.52m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

12' 10" max. x 9' 10" max. (3.91m x 3.00m)

#### En-Suite Shower Room

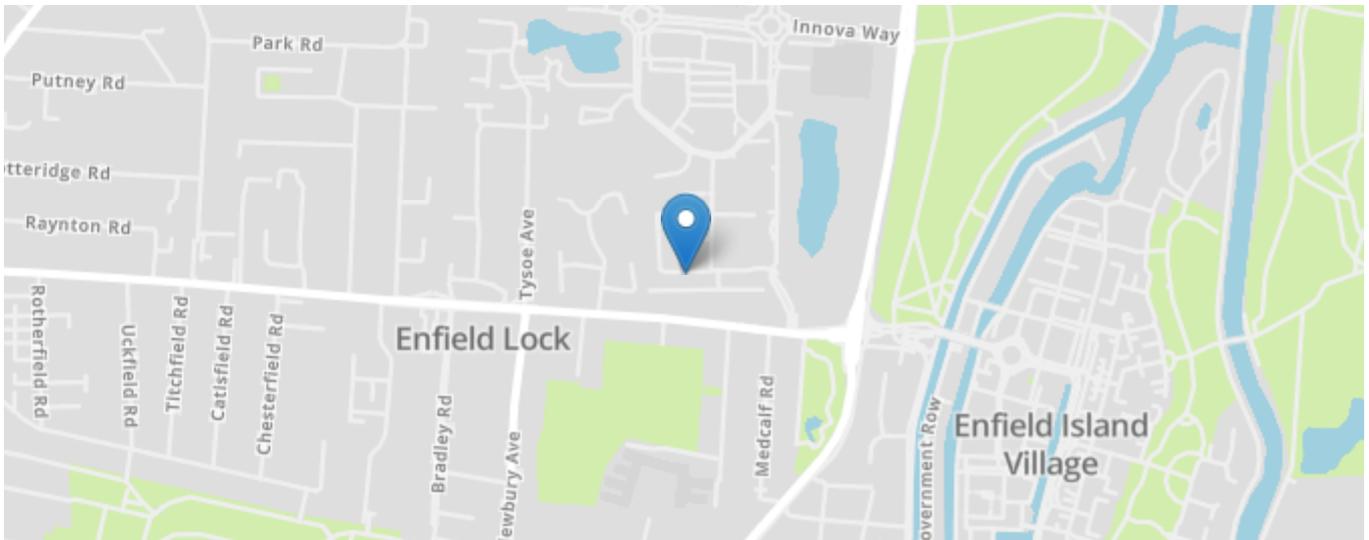
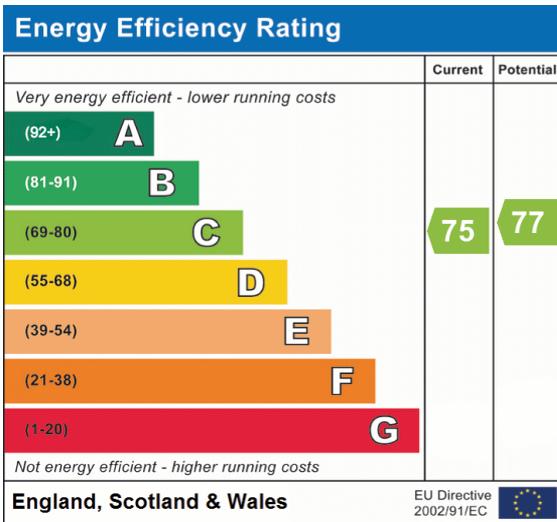
5' 9" x 3' 11" (1.75m x 1.19m)

#### Bathroom

7' 6" x 5' 9" (2.29m x 1.75m)

#### Bedroom 2

12' 11" max. x 11' 5" max. (3.94m x 3.48m)



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.