

## £57,500 Shared Ownership

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



- Guideline Minimum Deposit £5,750
- Second Floor
- Semi-Open-Plan Kitchen/Reception Room
- Modern Double Glazing and Gas Central Heating
- Parking Space
- Guide Min Income Dual £27.8k | Single £32.1k
- Approx. 509 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Juliette Balcony Overlooking Communal Lawn
- Short Walk from Enfield Lock Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £230,000). A smartly-presented, second-floor flat 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 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 01/04/2013).

**Minimum Share:** 25% (£57,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £447.12 per month (subject to annual review).

**Service Charge:** £197.02 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £27,800 | Single - £32,100 (based on minimum share and 10% deposit).

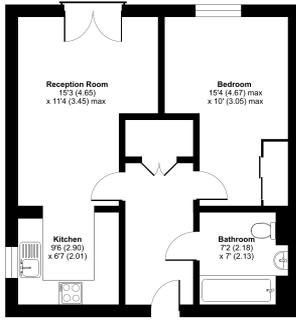
**Council Tax:** Band C, London Borough of Enfield. Priority is given to applicants living and/or working in this local authority.

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

## DIMENSIONS

Magnetic Crescent, Enfield, EN3

Approximate Area = 509 sq ft / 47.2 sq m  
For identification only. Not to scale.



SECOND FLOOR

1 Floor plan produced in accordance with RICS Property Measurement (4th Edition) incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2024. Produced by Urbanmoves. 001-02291

### SECOND FLOOR

#### Entrance Hall

#### Reception Room

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

#### Kitchen

9' 6" x 6' 7" (2.90m x 2.01m)

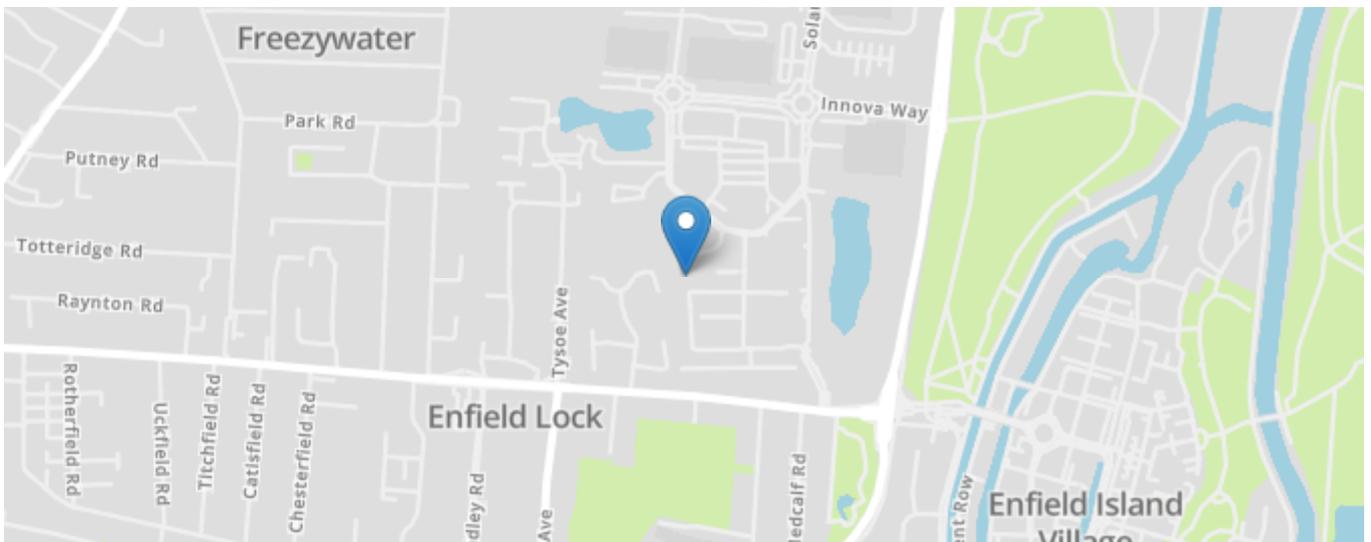
#### Bedroom

15' 4" max. x 10' 0" max. (4.67m x 3.05m)

#### Bathroom

7' 2" max. x 7' 0" max. (2.18m x 2.13m)

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



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.