



1

Bedroom



1

Bathroom



One bedroom flat | Modern throughout | Gated private car park |
Walking distance to Edmonton Green Station, bus garage and
shopping centre | Separate fitted kitchen

Located just moments from Edmonton Green Shopping Centre and excellent transport links, including via Edmonton Green train station, providing direct access into the City and Central London, and the bus interchange, is this well-presented one bedroom flat. Offering over 400 sq. ft. of accommodation, the property is ideal for first-time buyers.

The flat is entered via a welcoming hallway with storage, leading to a bright and spacious reception room that provides ample space for both relaxing and dining. A separate modern fitted kitchen sits just off the reception, while the property also boasts a generously sized double bedroom and a contemporary three-piece bathroom suite.

Further benefits include double-glazed windows, an entry phone system and a gated private car park. With a lease of over 90 years remaining, the flat is ready to move into and make home.

Other Information...

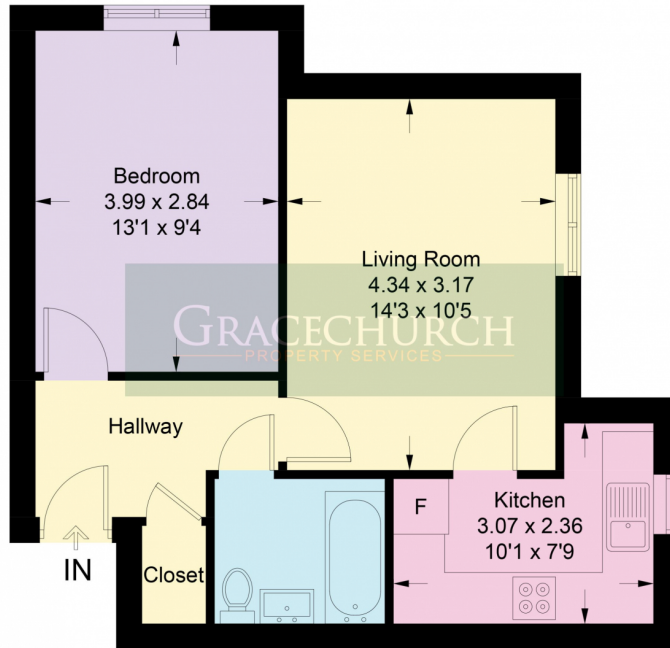
- Parking Arrangements: Gated & Allocated parking
- Vendor's position: Actively looking
- Council Tax Band: C (£1,923.57p/yr) - Single person discount applicable
- Tenure: Leasehold 93 years remaining
- Service Charge: £149.72 Per Month (includes building insurance)
- Ground Rent: £100 Per Annum

Utilities

- Water: Mains water connected to the property
- Electricity: Property connected to mains electricity
- Drainage: Mains & surface water drainage connected to the property
- Heating: Electric - Smart electric in the living room, controlled through app
- Windows: Double-glazing
- Mobile coverage: Voice & Data likely - We recommend buyers check the Ofcom checker
- Broadband (estimated download speeds): Ultrafast 1000 Mbps

Cross Keys Close, Edmonton, N9

Approximate Gross Internal Area = 39.3 sq m / 423.73 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1233944)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Cross Keys Close, Edmonton N9

