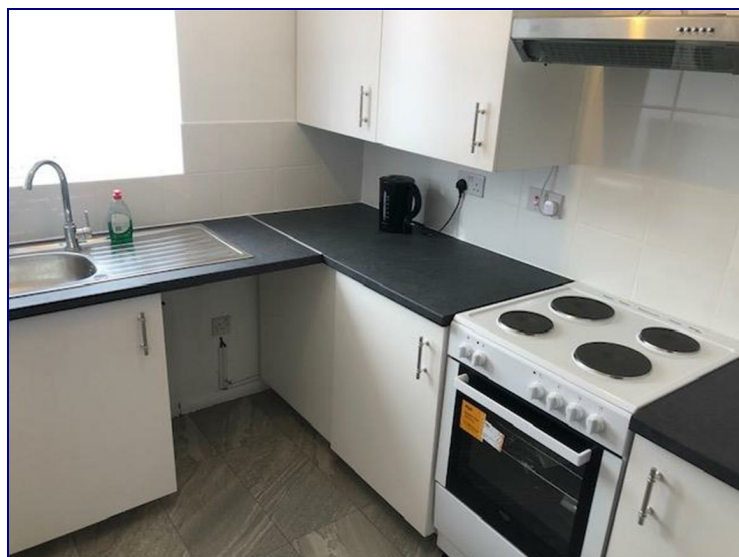
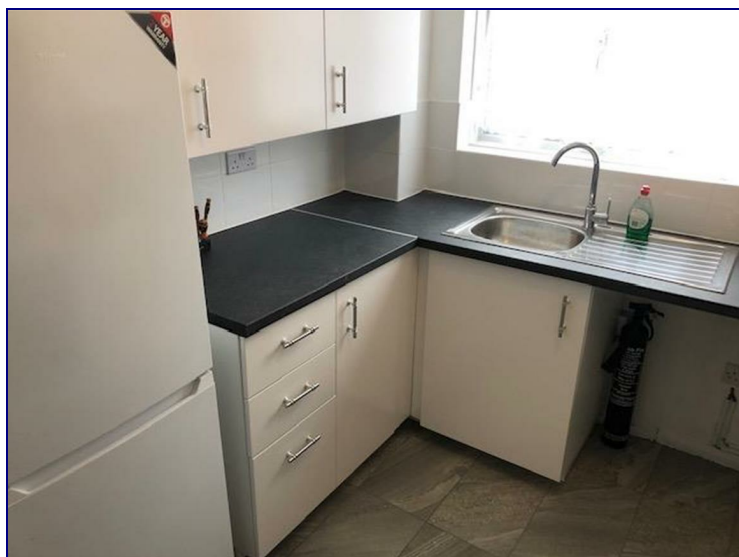


Bunting Close, London, N9 8UF



£1,650

Kings Group are pleased to present this larger than average, second floor flat in Bunting Close. This unfurnished property has been recently refurbished to a high standard, comprising two double bedrooms, 3 piece bathroom, a spacious reception room and a modern kitchen with appliances. Tenants will also benefit from resident parking and an entryphone system.

The convenient location means that local shops, bus services and popular schools are within walking distance whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station.

Contact our Edmonton office now to book in a viewing!

ENTRANCE HALL

7'3 x 4'9 (2.21m x 1.45m)

LOUNGE/DINER

20'0 x 14'5 (6.10m x 4.39m)

Laminated flooring, power points, radiator and side aspect double glazed window

KITCHEN

8'2 x 7'3 (2.49m x 2.21m)

Vinyl flooring, roll top work surface, stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer, electric free standing cooker, power points and side aspect double glazed window

BEDROOM ONE

12'6 x 10'3 + 6'5 x 4'9 (3.81m x 3.12m + 1.96m x 1.45m)

Carpet floors, power points, radiator and rear aspect double glazed window

BEDROOM TWO

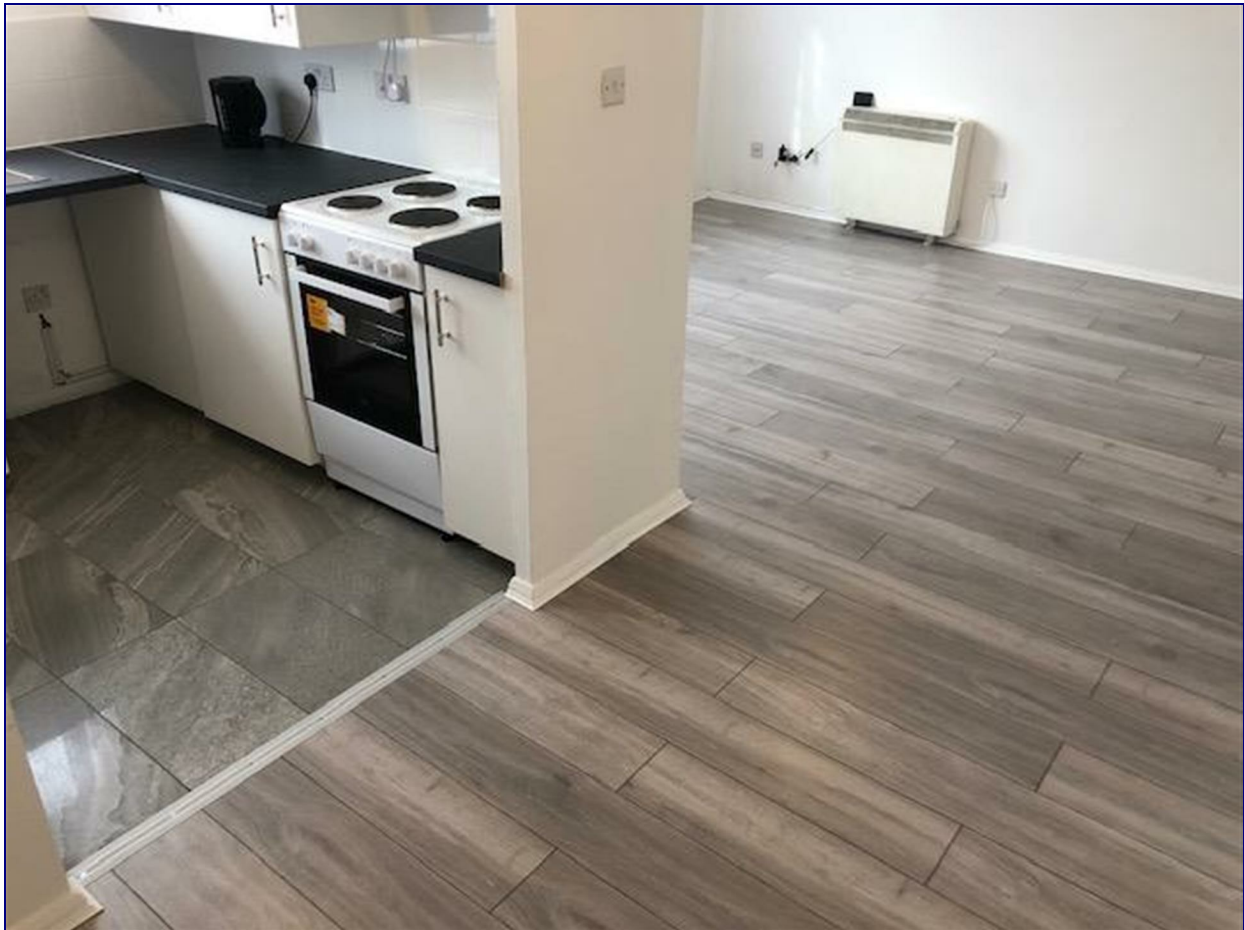
11'2 x 9'11 (3.40m x 3.02m)

Carpet floors, radiator, power points and side aspect double glazed window

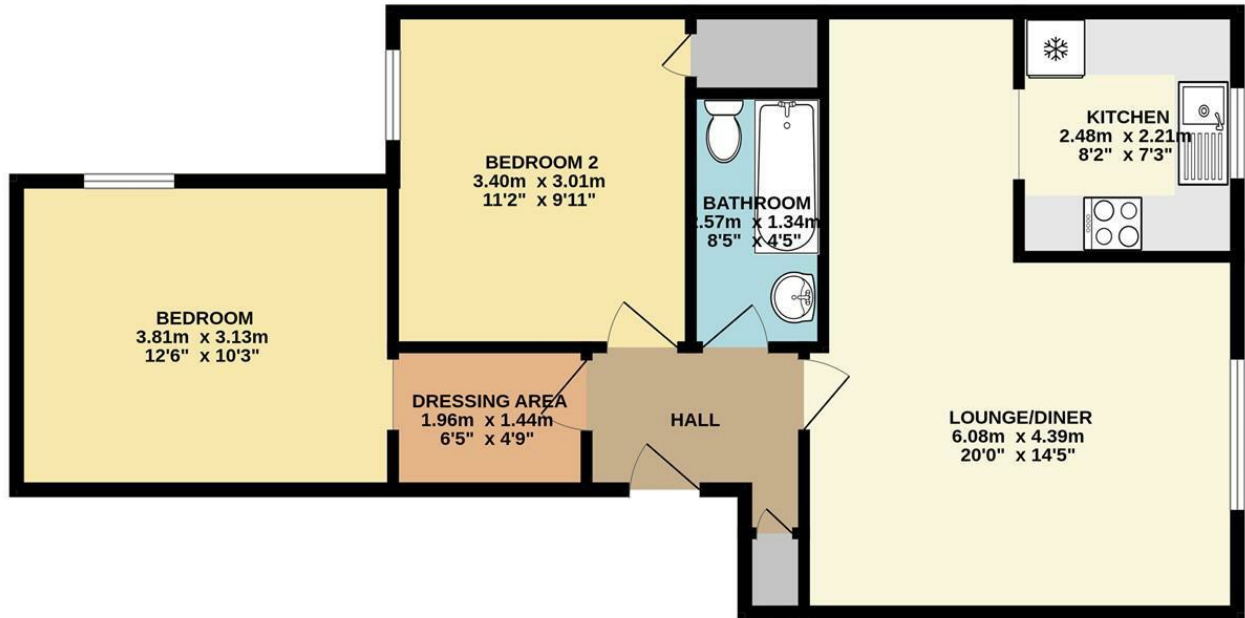
BATHROOM

8'5 x 4'5 (2.57m x 1.35m)

Vinyl floors, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC



SECOND FLOOR 59.5 sq.m. (640 sq.ft.) approx.



14 BUNTING CLOSE, EDMONTON, N9

TOTAL FLOOR AREA : 59.5 sq.m. (640 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire
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