



www.kings-group.net

6 Church Street
Edmonton N9 9DX
Tel: 02083500100

Granary Close, London, N9 8PL

£175,000

- Kings Are Pleased To Present This
- Situated On The Second Floor
- Loft Access
- 88 Year Lease
- Chain Free

- Studio Flat With Separate Sleeping Area
- Allocated Residents Parking
- Located Just Off Hertford Road
- Service Charge £1,722.12pa, Ground Rent £120pa
- Council Tax Band B

KINGS are pleased to present this Studio Flat with a SEPARATE SLEEPING AREA located just off Hertford Road. The CHAIN FREE property is situated on the second floor of this purpose built block and features a separate fitted kitchen and bathroom, LOFT ACCESS, communal grounds and ALLOCATED PARKING.

The quiet development is within walking distance of local shops, popular schools and is also within easy reach of both bus and train stations at Edmonton Green. We feel this would be an ideal starter home for first time buyers or sound investment.

Council Tax Band B
 Lease - 88 Years Remaining (125 Years From 1 July 1987)
 Service Charge - £1,722.12 Per Annum/£143.51 Per Month
 Ground Rent - £120 Per Annum

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY
3'9" x 3'7" (1.14m x 1.09m)

With laminate flooring, entry phone, spotlights, textured ceiling, phone point, power points

LOUNGE
11'9" x 11'1" (3.58m x 3.38m)

With single glazed window to front aspect, laminate flooring, electric heater, textured ceiling, power points, phone point

BATHROOM
6'5" x 6'1" (1.96m x 1.85m)

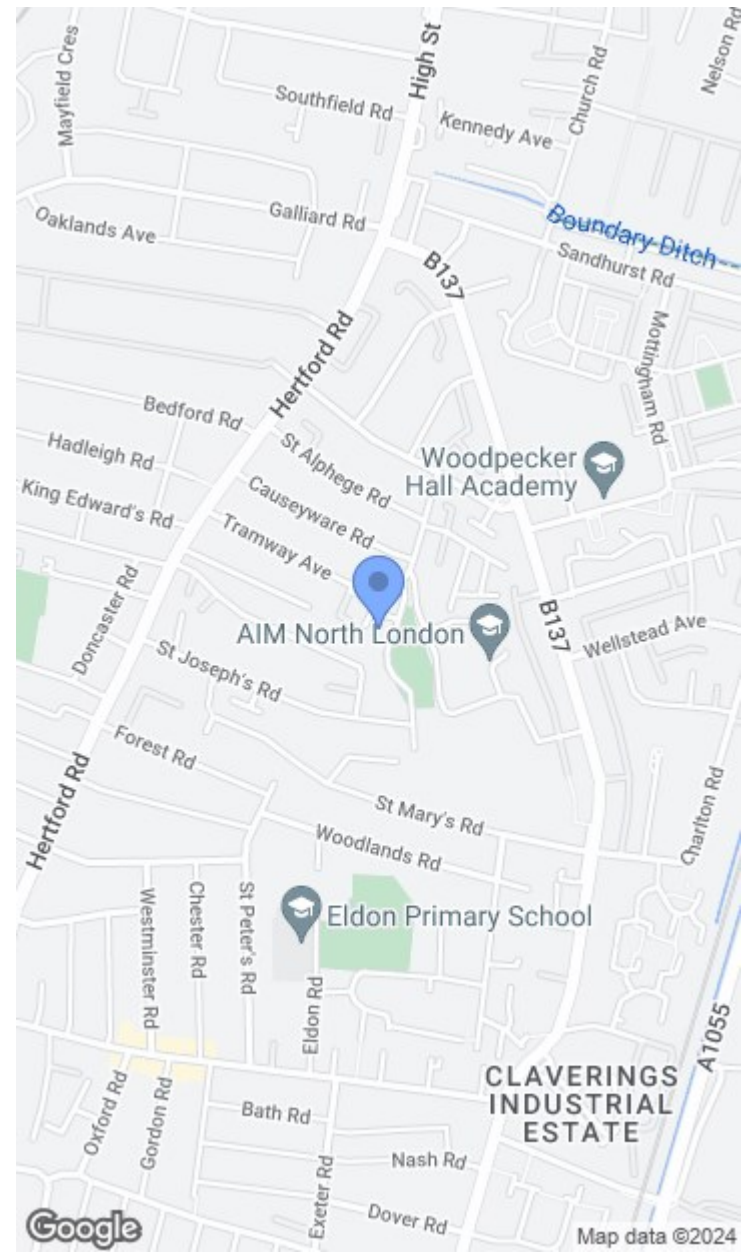
With lino flooring, panel enclosed bath with mixer tap and shower attachment, extractor fan, part tiled walls, low level WC, pedestal wash basin with mixer tap, storage cupboard, loft access

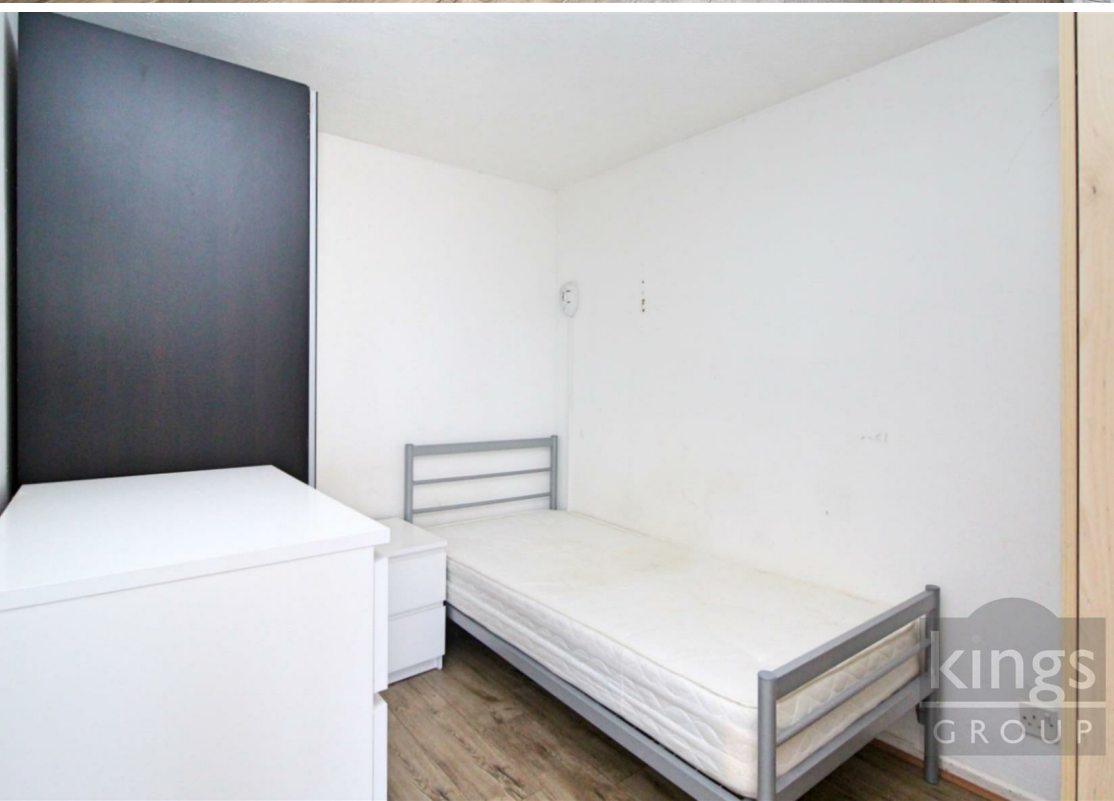
BEDROOM (SLEEPING AREA)
10'1" x 7'3" (3.07m x 2.21m)

With laminate flooring, textured ceiling, electric heater, power points

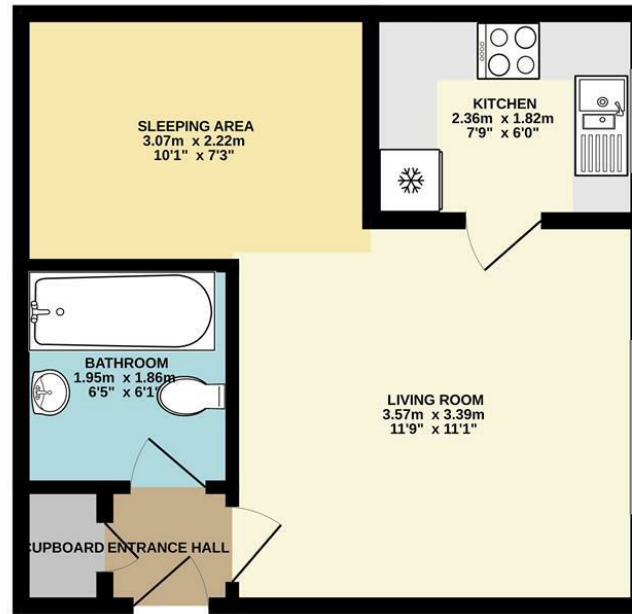
KITCHEN
7'9" x 6'0" (2.36m x 1.83m)

With single glazed window to front aspect, lino flooring, part tiled walls, range of wall and base units with roll top work surfaces, textured ceiling, drainer unit sink, space for fridge freezer, plumbing for washing machine, free standing cooker, electric heater, power points





SECOND FLOOR
28.3 sq.m. (304 sq.ft.) approx.



24 GRANARY CLOSE

TOTAL FLOOR AREA: 28.3 sq.m. (304 sq.ft.) approx.

While 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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