



Woodpecker Close, N9 7ND
London





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KINGS are pleased to present this FREEHOLD PROPERTY comprising of TWO SELF CONTAINED TWO BEDROOM FLATS with their own separate entrances. The CHAIN FREE property has been FULLY REFURBISHED throughout and presented in EXCELLENT CONDITION. There is currently tenancies returning a total of £52,800 per annum minus expenses.

The Ground Floor Flat features a 21FT OPEN PLAN KITCHEN/LIVING SPACE, a fully tiled MODERN BATHROOM, two double bedrooms with the first overlooking the garden and the second benefiting from a skylight, and sole use of a paved courtyard REAR GARDEN.

The Upper Flat is situated across the first and second floors featuring a spacious open plan L-shaped kitchen/living space to the second floor, a fully tiled modern bathroom, two double bedrooms with the first boasting an EN-SUITE SHOWER ROOM. Both flats include double glazing and gas central heating.

The property is located on a QUIET CUL-DE-SAC situated in a sought after part of N9 just off Galliard Road benefiting from the nearby Jubilee Park, schools and local shops, whilst transport is provided via bus routes within walking distance along with both Southbury and Bush Hill Park Train Stations close by connecting you to the city. We feel that this versatile property is an ideal investment.

Council Tax Band D

£650,000



- Kings Are Pleased To Present This
- Comprising 2 x Self-Contained Two Bedroom Flats
- Upper Two Bedroom Split Level Flat
- Sought After Cul-De-Sac Location

- Ideal Investment Opportunity

COMMUNAL ENTRANCE 7'4 x 5'7 (2.24m x 1.70m)

GROUND FLOOR FLAT:

LOUNGE/KITCHEN 21'7" x 12'5" (6.58m x 3.78m)

with double glazed window to front aspect, tiled flooring, range of wall and base units with roll top work surfaces, integrated cooker with electric hob and oven, drainer unit sink, space for fridge freezer, plumbing for washing machine, hood extractor fan, spotlights, radiator, power points.

BATHROOM 7'6" x 4'3" (2.29m x 1.30m)

With tiled flooring, tiled walls, panel enclosed bath with shower attachment, wash basin with mixer taps, low level WC, heated towel rail, extractor fan, spotlights.

INNER HALL 18'8" x 5'5" (5.69m x 1.65m)

With tiled flooring, double glazed door to rear garden, spotlights, power points.

BEDROOM TWO 11'2" 8'6" (3.40m 2.59m)

With laminate flooring, spotlights, skylight, radiator, power points

BEDROOM ONE 11'1" x 8'10" (3.38m x 2.69m)

With double glazed window to rear aspect, laminate flooring, power points, radiator, spotlights,

GARDEN

Mainly paved courtyard style.

FIRST FLOOR FLAT:

HALL 5'4" x 3'7" (1.63m x 1.09m)

With tiled flooring, spotlights, power points, power points, carpeted stairs leading to first floor

- Freehold Extended Terraced Property
- Ground Floor Two Bedroom With Own Rear Garden
- Fully Refurbished
- Combined Current Rent Of £52,800 Per Annum Minus Expenses
- Council Tax Band D

FIRST FLOOR LANDING 10'7 x 6'1 (3.23m x 1.85m)

BEDROOM ONE 11'10" x 9'5" (3.61m x 2.87m)

With double glazed window to front aspect, laminate flooring, radiator, power points,

ENSUITE 6'8" x 6'1" (2.03m x 1.85m)

With double glazed window to front aspect, tiled flooring, shower cubicle, fully tiled walls, wash basin with mixer taps and vanity unit under, heated towel rail, spotlights,

BEDROOM TWO 10'7" x 9'4" (3.23m x 2.84m)

Double glazed window to rear aspect, laminate flooring, power points, spotlights, radiator

BATHROOM 6'7" x 5'2" (2.01m x 1.57m)

With double glazed opaque window to rear aspect, panel enclosed bath with shower attachment, wash basin with mixer taps and vanity unit under, heated towel rail, part tiled walls, tiled flooring, low level WC, spotlights

SECOND FLOOR LANDING 5'0 x 2'7 (1.52m x 0.79m)

With carpeted flooring

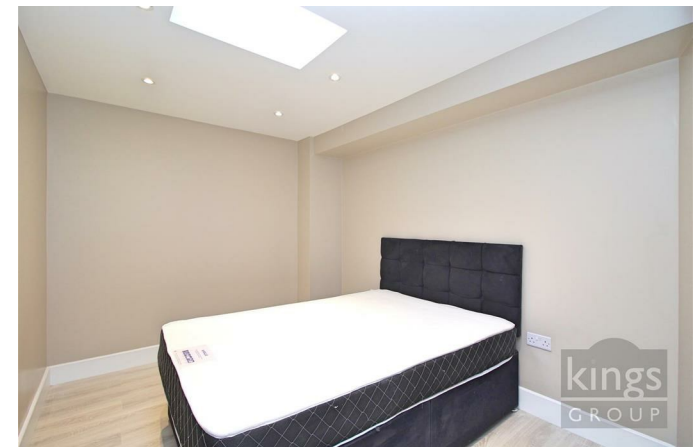
LOUNGE/KITCHEN 16'5 x 16'4 (5.00m x 4.98m)

LOUNGE:

With double glazed window to rear aspect, laminate flooring, , power points, spotlights, radiator,

KITCHEN:

With tiled flooring, range of wall and base units with roll top work surfaces, drainer unit sink, integrated cooker with electric over and hob, plumbing for washing machine, hood extractor fan, tiled walls, power points





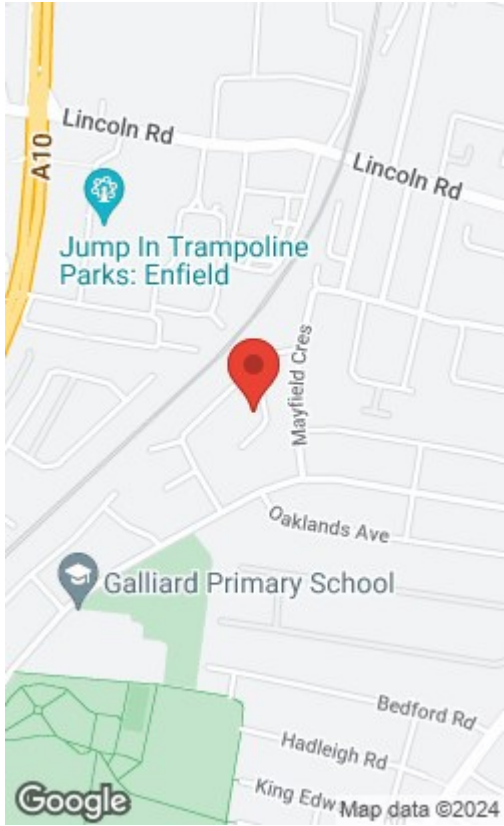
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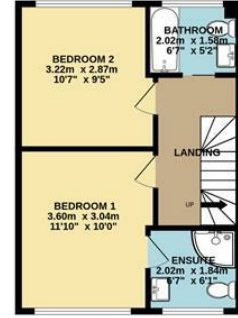
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



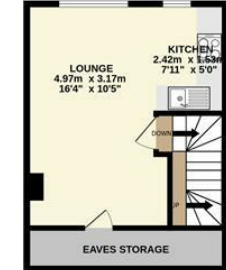
GROUND FLOOR
61.1 sq.m. (658 sq.ft.) approx.



1ST FLOOR
33.2 sq.m. (356 sq.ft.) approx.



2ND FLOOR
25.7 sq.m. (276 sq.ft.) approx.



WOODPECKER CLOSE, EDMONTON, N9

TOTAL FLOOR AREA: 120.1 sq.m. (1292 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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