



Woodpecker Close, N9 7ND
London





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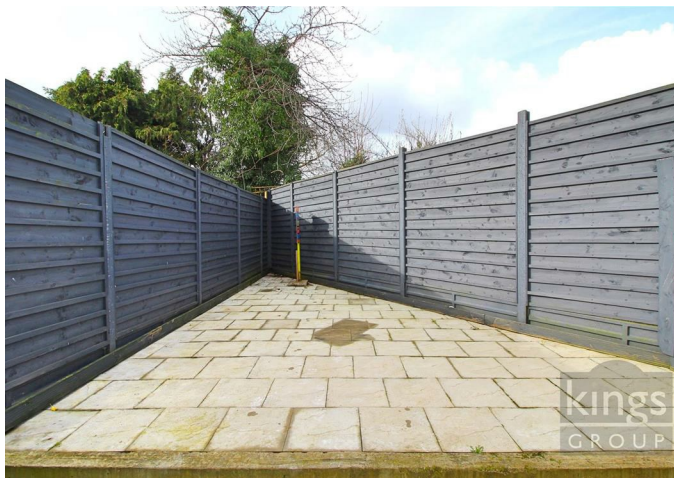
KINGS are pleased to present this FULLY REFRUBISHED Two Bedroom Ground Floor Flat with its OWN REAR GARDEN and a SHARE OF FREEHOLD on completion. The well presented property is in EXCELLENT CONDITION throughout featuring a 21FT OPEN PLAN KITCHEN/LIVING SPACE, a fully tiled MODERN BATHROOM, two double bedrooms with the first overlooking the garden and the second benefiting from a skylight, and sole use of a paved courtyard garden.

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. There is a current tenancy returning £27,600 per annum minus expenses.

Council Tax Band - TBC

Tenure - Share Of Freehold On Completion

£325,000



- Kings Are Pleased To Present This
- Fully Refurbished
- Own Paved Rear Garden
- Gas Central Heating & Double Glazing
- Share Of Freehold On Completion

- Two Double Bedroom Flat
- Situated On The Ground Floor
- 21ft Kitchen/Living Space
- Sought After Cul-De-Sac Location
- Council Tax Band - TBC

ENTRANCE HALLWAY

LOUNGE/KITCHEN 21'7" x 12'3" (6.58m x 3.73m)

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,

HALLWAY 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" x 8'6" (3.40m x 2.59m)

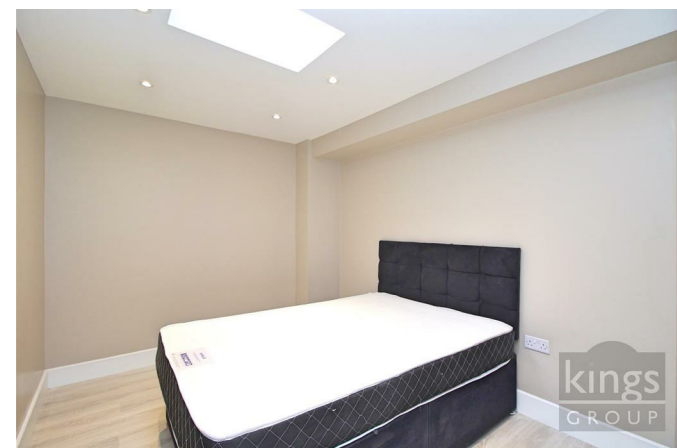
With laminate flooring, spotlights, skylight, radiator, power points

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





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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	

GROUND FLOOR
57.7 sq.m. (621 sq.ft.) approx.



WOODPECKER CLOSE, EDMONTON, N9

TOTAL FLOOR AREA: 57.7 sq.m. (621 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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