



The Concourse, N9 0TQ
London





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KINGS are pleased to present this MODERN Two Bedroom Flat with a SOUTH FACING BALCONY available CHAIN FREE, within TOUCHING DISTANCE OF EDMONTON GREEN TRAIN STATION and shopping centre. The property is situated on the fifth floor of this multi use newer build development combining residential, leisure and shopping facilities known as The Concourse.

This LIFT OPERATED flat features two large DOUBLE BEDROOMS with fitted wardrobes, a good sized bathroom, an open plan lounge leading to a separate fitted kitchen and a versatile partitioned room. Further benefits include double glazing throughout and economy electric heating.

The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band - C
Lease - 108 Years Remaining (124 Years From 24th June 2007)
Service Charge - £3072.84 Per Annum/£256.07 Per Month
Ground Rent - £0

£260,000



- Kings Are Pleased To Present This
- Modern Purpose Built Development
- Lift Operated & Situated On The Fifth Floor
- 108 Year Lease
- Chain Free

- Two Double Bedroom Flat
- South Facing Balcony
- Double Glazing & Economy Electric Heating
- Ground Rent £0, Service Charge £3,072.84pa
- Council Tax Band C

FRONT DOOR LEADING TO:

ENTRANCE HALL

LOUNGE 15'4" x 12'6" (4.67m x 3.81m)

With carpeted flooring, heater, power points

DINING ROOM 8'3" x 8'2" (2.51m x 2.49m)

With carpeted flooring, power points, doors leading to balcony

KITCHEN 8'10" x 7'10" (2.69m x 2.39m)

With integrated cooker with electric hob, hood extractor fan, drainer unit sink, wall and base units with roll top work surfaces, space for fridge freezer, plumbing for washing machine, power points

BEDROOM ONE 165'4" x 10'8" (50.39m x 3.25m)

With double glazed window to rear aspect, carpeted flooring, storage cupboard, power points

BEDROOM TWO 15'4" x 7'6" (4.67m x 2.29m)

With double glazed window to rear aspect, carpeted flooring, heater, power points

BATHROOM 6'10" x 6'1" (2.08m x 1.85m)

With panel enclosed bath with shower attachment, tiled walls, low level WC, pedestal wash basin, lino flooring

BALCONY





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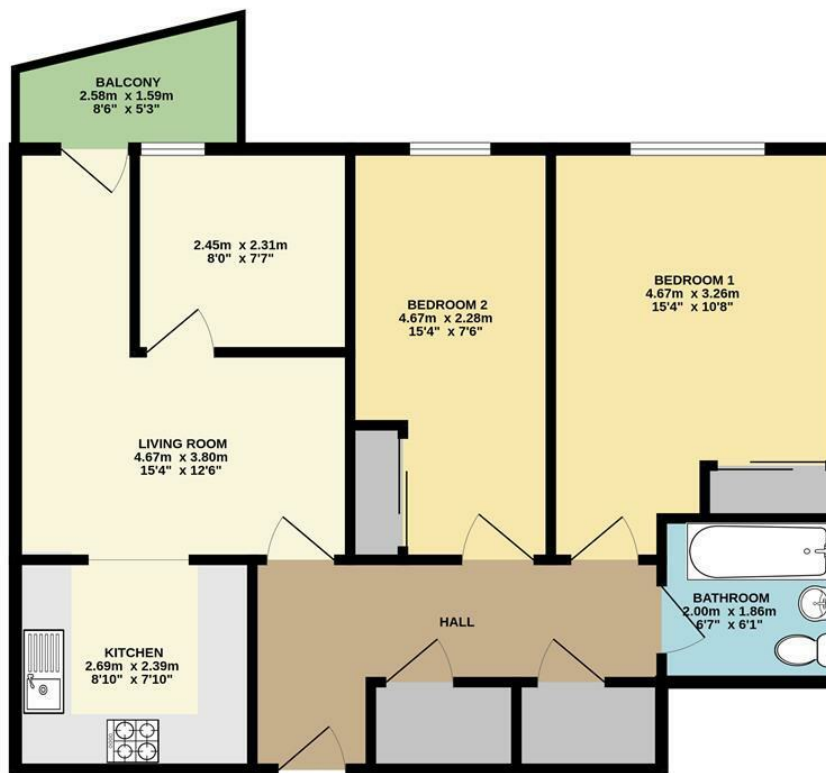
FIFTH FLOOR
63.9 sq.m. (688 sq.ft.) approx.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	74		

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

EU Directive 2002/91/EC

England & Wales



GEARY COURT, EDMONTON, N9
 TOTAL FLOOR AREA: 63.9 sq.m. (688 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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