



Church Street, N9 9AA
London





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KINGS are pleased to present this One Bedroom Converted Flat situated on the GROUND FLOOR of a larger period property built in 1881. Features include a 16ft bay fronted lounge/diner opening onto a fitted kitchen and a modern shower room. Further benefits include HIGH CEILINGS, gas central heating, double glazing and is available CHAIN FREE.

The property is within WALKING DISTANCE of Edmonton Green train station with a regular service to the city as well as offering easy access to the A10 and A406 for road users. The Edmonton Green shopping centre with its range of shops and restaurants are also close by. We feel that this is ideal for a first time buyer or an investor as the property is centrally located to all amenities whilst also being ready to move into.

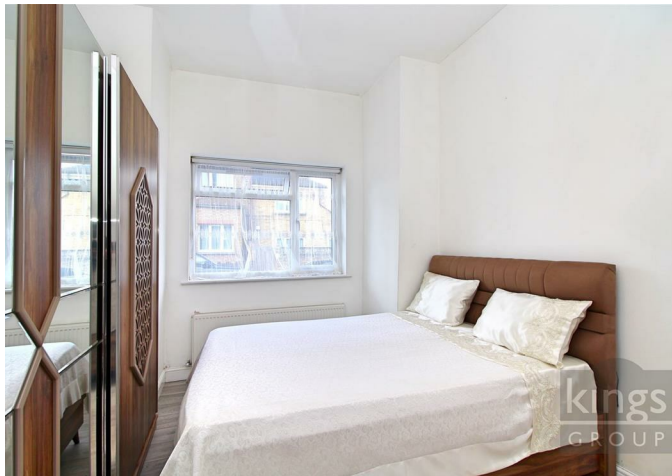
Council Tax Band B

Lease - 90 Years Remaining (125 years from 25 March 1989)

Service Charge - £2073.50 per Annum/£172.79 Per Month

Ground Rent - £150 Per Annum

£225,000



- Kings Are Pleased To Present This
- Situated On The Ground Floor
- High Ceilings
- 90 Year Lease
- Chain Free

- One Bedroom Flat
- 16ft Bay Fronted Lounge/Diner
- Gas Central Heating & Double Glazing
- Service Charge £2073.50pa, Ground Rent £150pa
- Council Tax Band B

ENTRANCE HALL 7'1 x 5'2 (2.16m x 1.57m)

LOUNGE/DINER 16'8 x 10'1 (5.08m x 3.07m)

With double glazed windows, laminate flooring, radiator power points

KITCHEN 11'8 x 4'5 (3.56m x 1.35m)

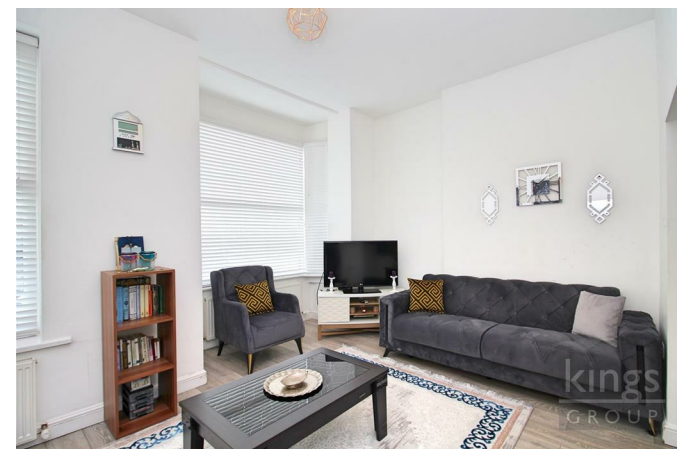
With double glazed window, tiled flooring, wall and base units with roll top work surfaces, drainer unit sink with mixer taps, integrated cooker with electric hob, hood extractor fan, plumbing for washing machine, power points

BEDROOM 13'8 x 10'4 (4.17m x 3.15m)

With double glazed window, laminate flooring, radiator, power points,

SHOWER ROOM 5'7 x 5'2 (1.70m x 1.57m)

With Shower cubicle, tiled flooring and walls, wash basin with vanity unit under, low level WC, spotlights,



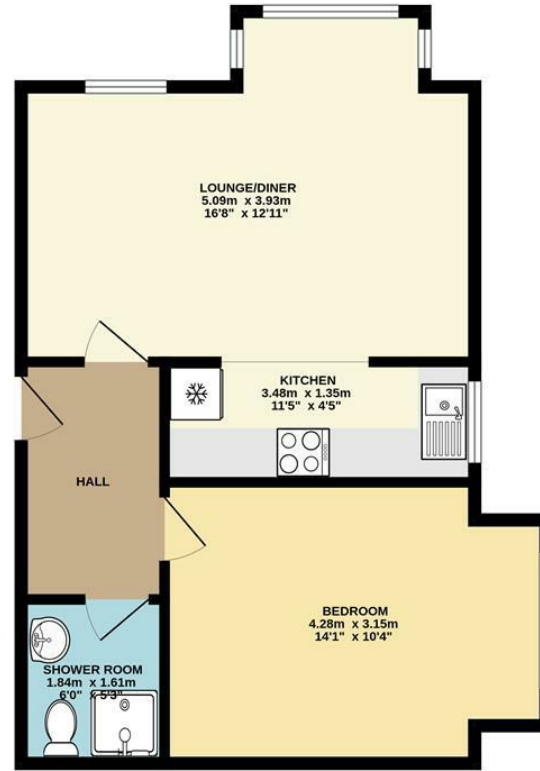


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80)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



GROUND FLOOR
42.3 sq.m. (455 sq.ft.) approx.



CHURCH STREET, EDMONTON, N9

TOTAL FLOOR AREA: 42.3 sq.m. (455 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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