



Gareth Drive, N9 9YY  
London







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## Gareth Drive, N9 9YY

KINGS are pleased to present this SPACIOUS Two Bedroom Flat situated on the GROUND FLOOR of this modern development in the ever POPULAR Gareth Drive. With benefits such as ALLOCATED PARKING for residents, a 16ft lounge/diner with double doors to a separate kitchen, DOUBLE BEDROOMS and a good sized bathroom, this well presented property is in excellent condition throughout. Further features include gas central heating and double glazing.

The CENTRAL N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within walking distance along with an array of local shops and restaurants for convenience. 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 - 106 Years Remaining (125 Years From 1 September 2005)  
Ground Rent - £200 Per Annum  
Service Charge - £1,979 Per Annum

£285,000



- Kings Are Pleased To Present This
- Situated On The Ground Floor
- Allocated Residents Parking
- 106 Year Lease Remaining
- Chain Free

- Two Double Bedroom Flat
- Popular Modern Development
- Gas Central Heating & Double Glazing
- Ground Rent £200pa, Service Charge £1,979pa
- Council Tax Band C

**ENTRANCE HALL 16'2 x 3'5 (4.93m x 1.04m)**

**LOUNGE/DINER 16'4 x 12'6 (4.98m x 3.81m)**

**KITCHEN 9'4 x 8'4 (2.84m x 2.54m)**

**BEDROOM ONE 12'2 x 10'8 (3.71m x 3.25m)**

**BEDROOM TWO 13'11 x 8'9 (4.24m x 2.67m)**

**BATHROOM 7'11 x 6'7 (2.41m x 2.01m)**





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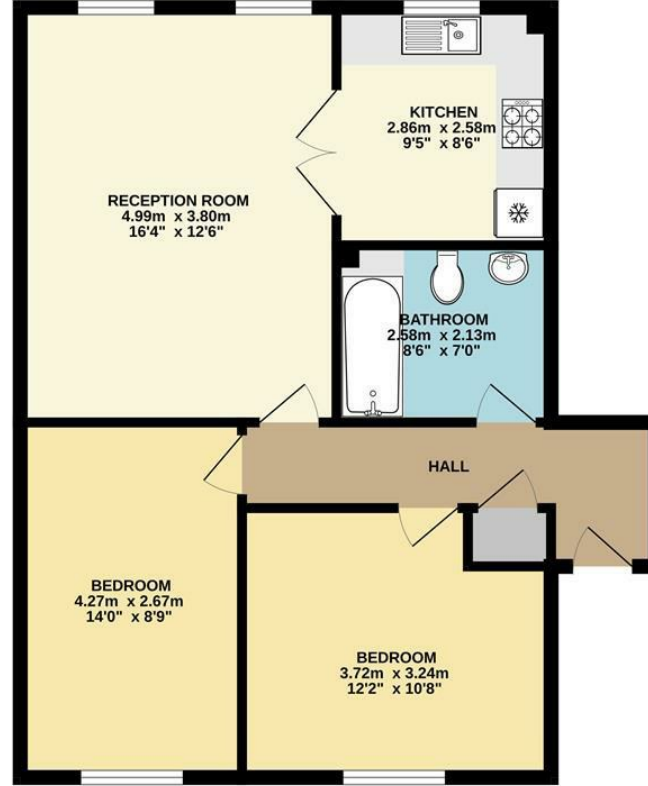


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus)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

GROUND FLOOR  
61.2 sq.m. (659 sq.ft.) approx.



GARETH DRIVE, EDMONTON, N9

TOTAL FLOOR AREA : 61.2 sq.m. (659 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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