



Beechwood Mews, N9 9XH
London





Kino GROU

Beechwood Mews, N9 9XH

KINGS are pleased to present this charming One Bedroom Flat situated on the second floor of an exclusive and attractive building in the heart of N9. The property is very well presented throughout and comes complete with a 149 YEAR LEASE, no ground rent, as well as RESIDENTS PERMIT PARKING and manicured communal gardens.

The bright and spacious property has plenty of natural light featuring a welcoming entrance hall, a separate reception room opening onto a kitchen/diner, a good sized bathroom and double bedroom with fitted mirror wardrobes. Further benefits include an entry phone system, double glazing and storage cupboards.

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. The Edmonton Green shopping centre is close by whilst local shops and restaurants are just seconds away. We feel that this is ideal for a first time buyer or an investor as the property is centrally located to all amenities.

Council Tax Band C
Lease - 149 Years Remaining (189 Years From 24 June 1984)
Service Charge - £1,142.84 Per Annum
Ground Rent - £0 Per Annum (Peppercorn)
Flood Risk - Rivers and Seas: No Risk, Surface Water: Very Low
Construction Type - Standard Construction (Brick, Tile)

£229,995



- Kings Are Pleased To Present This
- Situated On The Second Floor
- Well Kept Communal Gardens
- 149 Year Lease
- Walking Distance To Edmonton Green Station

- One Bedroom Flat
- Residents Permit Parking
- Double Glazed Windows
- Ground Rent £0, Service Charge £1,142.84pa
- Council Tax Band C

ENTRANCE HALL

RECEPTION ROOM 13'4 x 10'5 (4.06m x 3.18m)

KITCHEN/DINER 13'2 x 7'9 (4.01m x 2.36m)

BEDROOM 12'1 x 10'5 (3.68m x 3.18m)

BATHROOM 8'8 x 7'9 (2.64m x 2.36m)



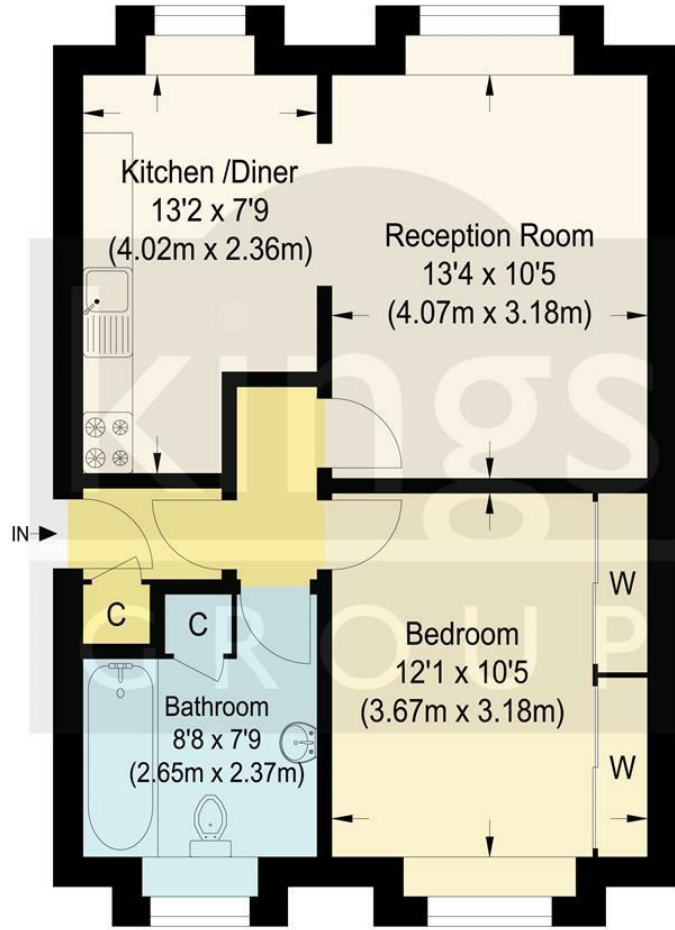




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Second Floor

Beechwood Mews, N9

Approximate Gross Internal Floor Area : 47.20 sq m / 508.05 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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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