



Dorrit Mews, N18 1PB
London





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****Investors Only**** KINGS are pleased to present this LARGE Three Bedroom SPLIT LEVEL flat and INTEGRAL GARAGE with a tenancy in place returning £1,600pcm. The property features a spacious 17FT LOUNGE/DINER with doors to its own private 17FT OUTDOOR TERRACE, a separate 16FT KITCHEN, a family bathroom and an ADDITIONAL WC. Further benefits include double glazing, gas central heating, RESIDENTS PERMIT PARKING and plenty of storage throughout.

The property offers easy access to the A10 and A406 North Circular Roads along with Silver Street train station keeping you connected to the city. There are a collection of schools and a variety of shops within WALKING DISTANCE, whilst close by there are the benefits of Pymmes Park and North Middlesex hospital.

Council Tax Band B

Lease - 87 Year Lease Remaining (125 Years From 1 April 1987)

Ground Rent - £10 Per Annum

Service Charge - £1363.56 Per Annum

Flood Risk - Rivers and Seas: Low, Surface Water: Low

Construction Type - Standard (Brick), Ex Local Authority

Offers Over £280,000



• ****Investors Only****

- **Three Bedroom Split Level Flat**
- **17ft Lounge With Outside Balcony Space**
- **Ground Rent £10pa, Service Charge TBC**
- **Tenant In Place Returning £1,600pcm**

- **Kings Are Pleased To Present This**
- **Integral Garage & Residents Permit Parking**
- **Separate 16ft Kitchen/Diner**
- **87 Year Lease**
- **Council Tax Band B**

ENTRANCE HALL 8'0 x 4'7 (2.44m x 1.40m)

WC 4'9 x 3'11 (1.45m x 1.19m)

BEDROOM TWO 11'7 x 8'9 (3.53m x 2.67m)

BEDROOM THREE 6'9 x 6'8 (2.06m x 2.03m)

DOWNSTAIRS LANDING 6'5 x 4'8 (1.96m x 1.42m)

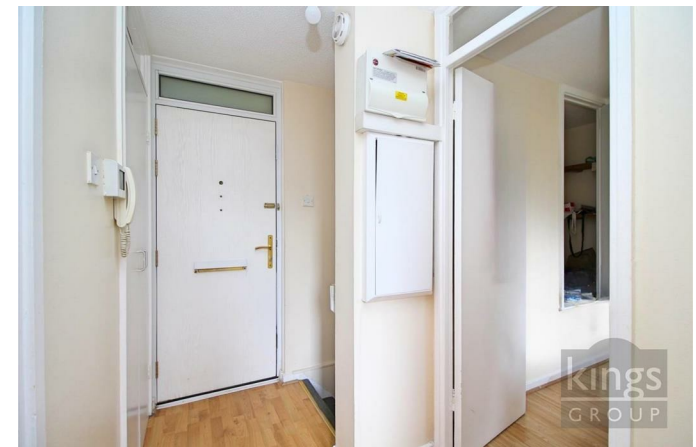
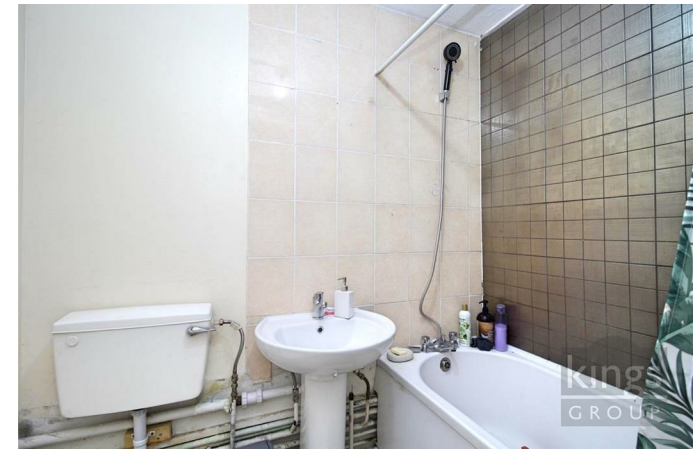
HALL 9'8 x 5'4 (2.95m x 1.63m)

LOUNGE/DINER 17'08 x 11'9 (5.38m x 3.58m)

KITCHEN 16'7 x 9'2 (5.05m x 2.79m)

BEDROOM ONE 14'6 x 8'4 (4.42m x 2.54m)

OUTSIDE TERRACE 17'11 x 7'2 (5.46m x 2.18m)





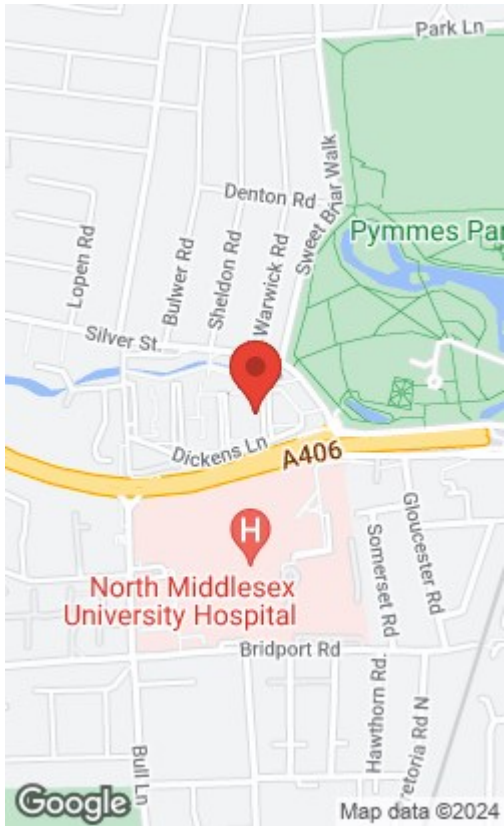
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-34) E	
(21-38) F		(11-33) 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	



Dorrit Mews, Edmonton, N18

Approximate Gross Internal Floor Area : 86.20 sq m / 927.84 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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