



Milestone Close, N9 9GA
London





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KINGS are pleased to present this CHAIN FREE Two Bedroom Flat situated on the FIRST FLOOR of a purpose built development, with a renewed 125 YEAR LEASE ON COMPLETION. Situated only moments away from Church Street this POPULAR LOCATION is within minutes of local shops and restaurants whilst being just a short walk to Edmonton Green Station.

The property features a good sized lounge/diner opening into a separate fitted kitchen, two bedrooms, a bathroom, RESIDENTS PARKING, electric heating and double glazing. We feel this would make a great investment or residential home with an already renewed lease and attractive service charge/ground rent package (details below).

Council Tax Band C

Lease - 125 Year Lease On Completion (Currently 68 Years - 99 Years From 1 January 1994)

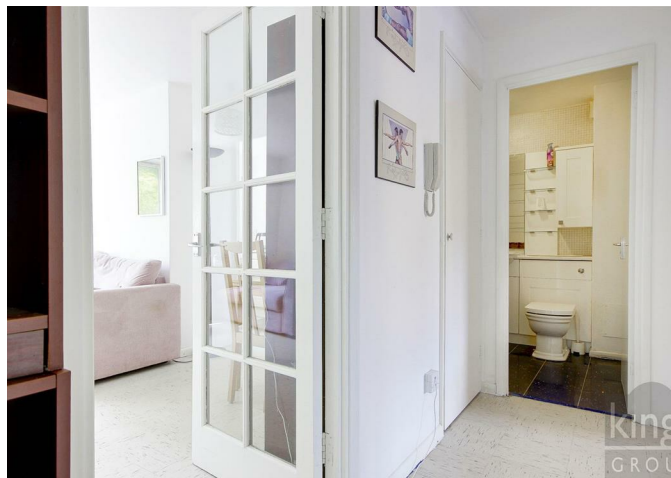
Service Charge - £1,615.23 Per Annum Including Water Rates

Ground Rent - £0 Per Annum (Peppercorn)

Flood Risk - Rivers and Seas: No Risk, Surface Water: Very Low

Construction Type - Standard Construction (Brick, Tile)

£269,995



- Kings Are Pleased To Present This
- Situated On The First Floor
- Residents Parking
- Service Charge £1,615.23pa Inc Water Rates, Ground Rent £0pa
- Chain Free
- Two Bedroom Flat
- Purpose Built Development
- 125 Year Lease On Completion
- Close To Edmonton Green Train Station
- Council Tax Band C

ENTRANCE HALL

LOUNGE/DINER 13'11 x 13'7 (4.24m x 4.14m)

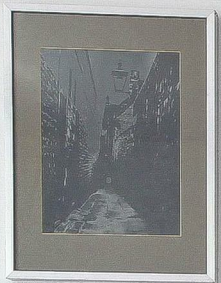
KITCHEN 8'8 x 7'5 (2.64m x 2.26m)

BEDROOM ONE 10'11 x 8'8 (3.33m x 2.64m)

BEDROOM TWO 10'2 x 6'8 (3.10m x 2.03m)

BATHROOM 7'5 x 5'1 (2.26m x 1.55m)

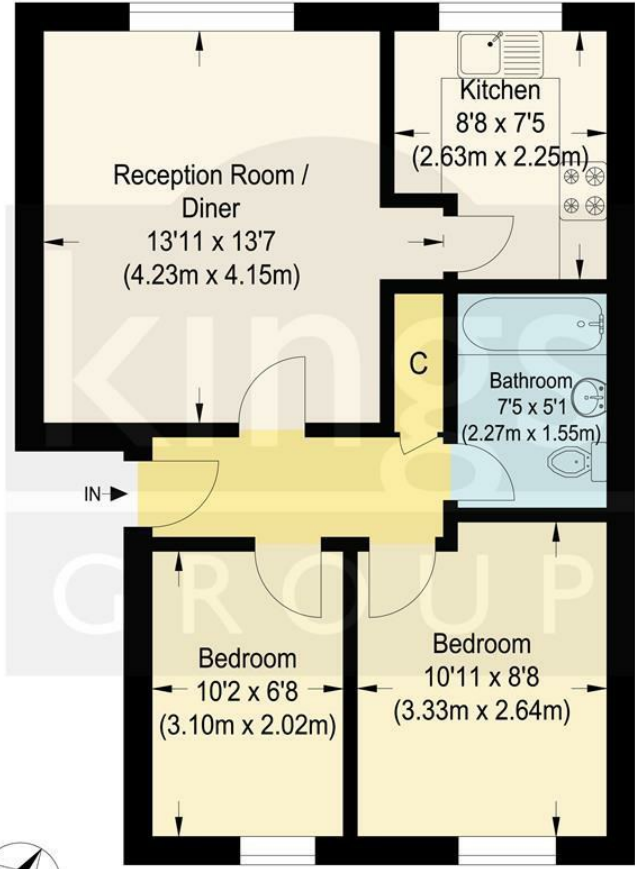






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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	



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Approximate Gross Internal Floor Area : 45.80 sq m / 492.98 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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