



www.kings-group.net

6 Church Street
Edmonton N9 9DX
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Wigston Close, London, N18 1XG

£185,000

- Kings Are Pleased To Present This
- Situated On The First Floor
- Residents Parking
- Ground Rent £80pa, Service Charge £876pa
- Chain Free

KINGS are pleased to present this Studio Flat situated on the first floor of a purpose built development, available on a CHAIN FREE basis. The well presented property is within walking distance to North Middlesex Hospital, featuring a REFITTED MODERN KITCHEN, good sized bathroom, built in storage, RESIDENTS PARKING, an entry phone system and a 93 YEAR LEASE.

With Silver Street train station close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being close to Fore Street with all the shops, restaurants and amenities, in our opinion this makes a great first time buy or sound investment.

Council Tax Band B

Lease - 93 Years Remaining (125 Years From 25 December 1992)

Ground Rent - £80 Per Annum

Service Charge - £876 Per Annum

ENTRANCE HALL

3'5 x 3'0 (1.04m x 0.91m)

With laminate flooring,

RECEPTION/SLEEPING AREA

16'2 x 14'7 (4.93m x 4.45m)

With double glazed window to side aspect, laminate flooring, electric heater, power points

INNER HALL

3'9 x 3'0 (1.14m x 0.91m)

With laminate flooring

- Studio Flat
- Refitted Modern Kitchen
- 93 Year Lease
- Close To North Middlesex Hospital
- Council Tax Band B

KITCHEN

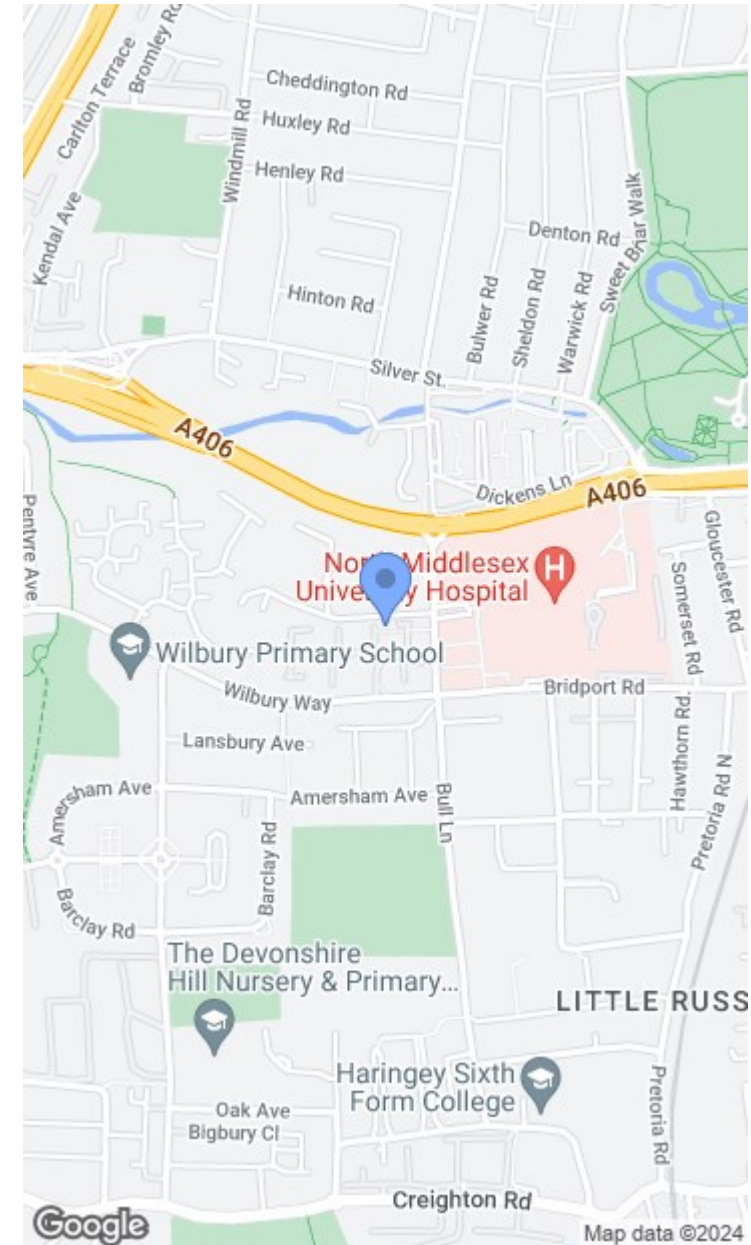
7'2 x 6'0 (2.18m x 1.83m)

With window to side aspect, integrated cooker with electric hob, space for fridge freezer, plumbing for washing machine, tiled splash back walls, wall and base units with roll top work surfaces, extractor fan, power points

BATHROOM

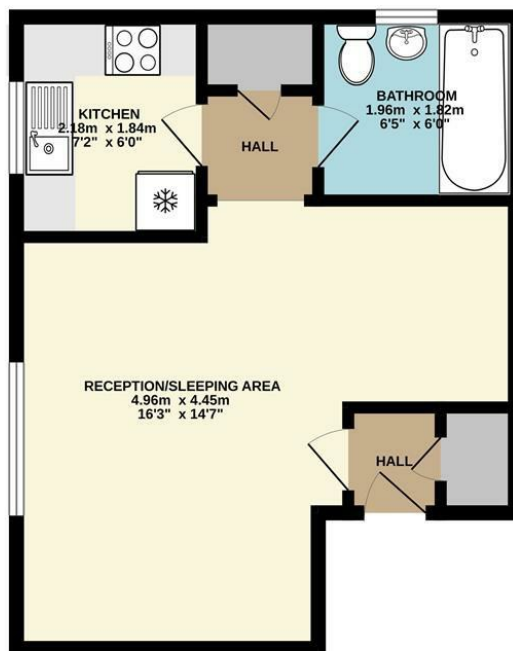
6'5 x 6'0 (1.96m x 1.83m)

With opaque window to rear aspect, panel enclosed bath with shower attachment, tiled walls, tiled flooring, extractor fan, low level WC, pedestal wash basin with mixer taps,





FIRST FLOOR
28.4 sq.m. (306 sq.ft.) approx.



WIGSTON CLOSE, EDMONTON, N18

TOTAL FLOOR AREA - 28.4 sq.m. (306 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 misstatement. 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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