



Jubilee Crescent, N9 7NU
London





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KINGS are pleased to present this spacious Two Bedroom Flat situated on the GROUND FLOOR with a GARAGE EN BLOC AND PARKING SPACE. This CHAIN FREE purpose built property is part of a small development with its own front access and features a 15ft lounge/diner, a 15ft separate kitchen, double glazing, gas central heating and no service charge.

Located just off Galliard Road and within easy reach of Edmonton Green and it's vast selection of shops, restaurants and leisure facilities, the property also provides easy access to bus routes directly outside on Bury Street and road links such as the A10.

Council Tax Band C

Lease - 104 Year Lease Remaining (125 Years From 24 June 2003)

Ground Rent - £100 Per Annum

Service Charge - N/A

Flood Risk - Rivers & Seas: Low, Surface Water: Very Low

Construction Type - Standard Construction (Brick, Tile)

£275,000



- Kings Are Pleased To Present This
- Situated On The Ground Floor
- Garage En Bloc & Parking Space
- No Service Charge, Ground Rent £100pa
- Chain Free

- Two Bedroom Flat
- Purpose Built Development Just Off Galliard Road
- Double Glazing & Gas Central Heating
- 104 Year Lease
- Council Tax Band C

ENTRANCE HALL 3'11 x 3'7 (1.19m x 1.09m)

Carpet floors, power points

LOUNGE/DINER 15'10 x 11'6 (4.83m x 3.51m)

Carpet floors, power points, radiator, rear aspect double glazed windows

KITCHEN 15'0 x 6'11 (4.57m x 2.11m)

Laminated floors, power points, radiator, rear aspect double glazed window, plumbing for washing machine and dishwasher, base units with roll top work surfaces, sink with drainer

INNER HALL 9'11 x 2'11 (3.02m x 0.89m)

BEDROOM ONE 11'6 x 10'11 (3.51m x 3.33m)

Carpet floors, power points, radiator, side aspect double glazed window

BEDROOM TWO 9'7 x 8'5 (2.92m x 2.57m)

Carpet floors, power points, radiator, side aspect double glazed windows

BATHROOM 8'5 x 4'11 (2.57m x 1.50m)

Vinyl floors, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC

GARAGE EN BLOC

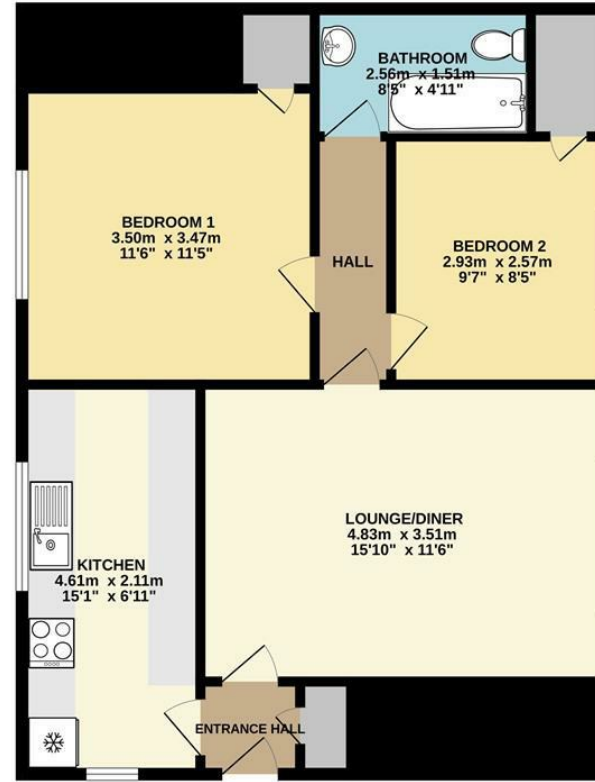




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80)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

GROUND FLOOR
57.7 sq.m. (621 sq.ft.) approx.



JUBILEE CRESCENT, EDMONTON, N9

TOTAL FLOOR AREA - 57.7 sq.m. (621 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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