



Geary Court, N9 0TQ
London





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KINGS are pleased to present this MODERN Two Bedroom Flat with a BALCONY and ENSUITE within TOUCHING DISTANCE OF EDMONTON GREEN TRAIN STATION and shopping centre. The CHAIN FREE property is situated on the seventh floor of this multi use newer build development combining residential, leisure and shopping facilities known as The Concourse.

This LIFT OPERATED flat features two large DOUBLE BEDROOMS the first with an ensuite shower room and the second with fitted wardrobes, a REFITTED MODERN BATHROOM, an open plan lounge leading to a separate fitted kitchen and balcony access. Further benefits include double glazing throughout and economy electric heating.

The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band C
Lease - 107 Years Remaining (125 Years From 25 March 2007)
Service Charge - £3,110.04 Per Annum
Ground Rent - £0
Construction Type - Includes But Not Limited To: Mainly Masonry Walls, Aluminum Clad Panels, Terracotta Tiled Panels
EWS1 - Complete 2021 - B2, Remedial Works Completed 2023
Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

Contact our office for any enquiries in relation to EWS (External Wall Fire Safety Assessment)

£270,000



- Kings Are Pleased To Present This
- Modern Purpose Built Development
- Ensuite Shower Room & Refitted Modern Bathroom
- 107 Year Lease
- Chain Free

- Two Double Bedroom Flat
- Balcony With Views
- Lift Operated & Situated On The Seventh Floor
- Ground Rent £0, Service Charge £3,110.04pa
- Council Tax Band C

ENTRANCE HALL 15'9 x 7'5 (4.80m x 2.26m)

Laminated floors, radiator, intercom and power points

LOUNGE/DINER 14'11 x 12'5 (4.55m x 3.78m)

Laminated floors, power points, radiator, rear facing double glazed windows and balcony.

BALCONY 7'0 x 4'0 (2.13m x 1.22m)

Rear facing balcony

KITCHEN 8'9 x 8'2 (2.67m x 2.49m)

Open plan, laminated flooring, tiled walls, integrated cooker, power points, plumbing for washing machine

BEDROOM ONE 10'8 x 10'2 (3.25m x 3.10m)

Laminated flooring, power points, radiator, rear facing double glazed windows, ensuite bathroom

ENSUITE 5'10 x 2'11 (1.78m x 0.89m)

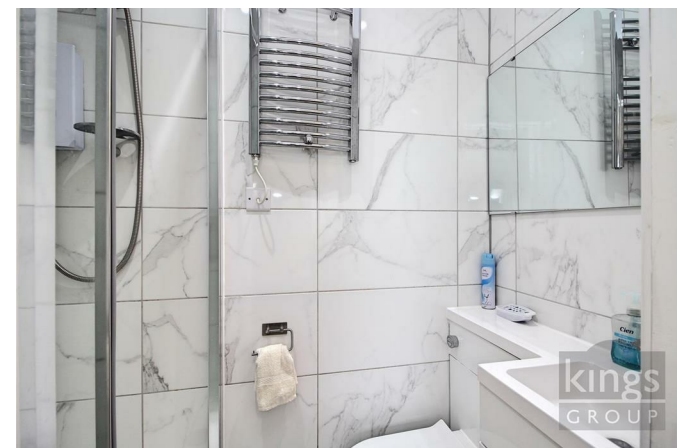
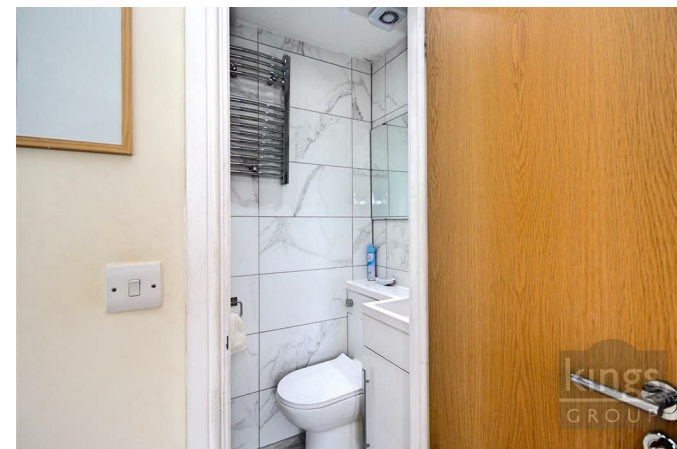
Tiled walls and floors, radiator, standing shower, pedestal wash basin, low level flush WC

BEDROOM TWO 15'4 x 7'5 (4.67m x 2.26m)

Laminated flooring, rear facing double glazed window, power points, radiator and fitted wardrobe

BATHROOM 6'3 x 5'7 (1.91m x 1.70m)

Tiled walls and floor, radiator, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC





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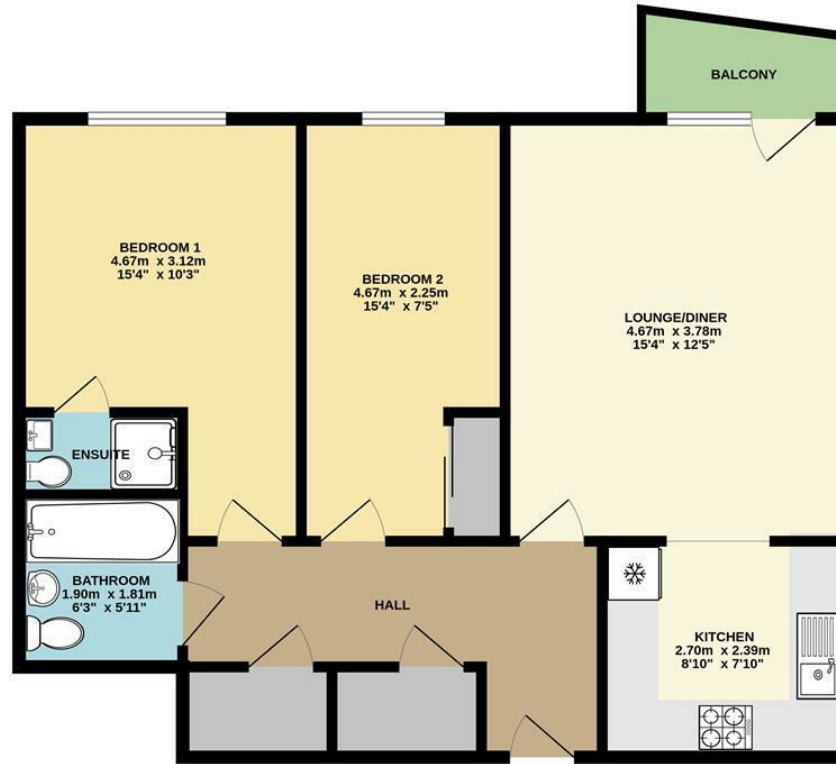


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SEVENTH FLOOR
62.8 sq.m. (676 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GEARY COURT, EDMONTON, N9
TOTAL FLOOR AREA: 62.8 sq.m. (676 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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