



The Concourse, N9 0TQ
London





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PUBLIC NOTICE

Flat 21, Geary Court, 24 The Concourse, London, Greater London, N9 0TQ

We are acting in the sale of the above property and have received an offer of £230,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

KINGS are pleased to present this CHAIN FREE Two Bedroom Flat within walking distance of Edmonton Green train station and shopping centre. The property is situated on the third floor of this LIFT OPERATED development combining residential, leisure and shopping facilities known as The Concourse.

Features include two double bedrooms both with fitted wardrobes, a good sized bathroom, an open plan lounge leading to a separate fitted kitchen and balcony access, double glazing throughout, economy electric heating and storage cupboards in the entrance hall.

Council Tax Band C

Lease - 81 Years Remaining (99 Years From 24 June 2007)

Service Charge - To Be Confirmed (Approx. £3,100 Per Annum)

Ground Rent - To Be Confirmed

Construction Type - Includes But Not Limited To: Mainly Masonry Walls, Aluminum Clad Panels, Terracotta Tiled Panels

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

£230,000



- Kings Are Pleased To Present This
- Modern Purpose Built Development
- Balcony
- 81 Year Lease
- Chain Free

- Two Bedroom Flat
- Lift Operated & Situated On The Third Floor
- Built In Storage & Wardrobes
- Walking Distance To Edmonton Green Train Station
- Council Tax Band C

ENTRANCE HALL 15'1 x 7'2 (4.60m x 2.18m)

LOUNGE/DINER 15'1 x 12'7 (4.60m x 3.84m)

Carpet floors, power points, radiator, rear aspect double glazed window, door leading to balcony.

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

KITCHEN 8'9 x 7'11 (2.67m x 2.41m)

Vinyl floors, power points, plumbing for washing machine, base units with roll top work surfaces, sink with drainer, tiled splash back

BEDROOM ONE 15'11 x 10'2 (4.85m x 3.10m)

Carpet floors, radiator, rear aspect double glazed window, power points, fitted wardrobe

BEDROOM TWO 15'11 x 7'4 (4.85m x 2.24m)

Carpet floors, radiator, rear aspect double glazed window, power points, fitted wardrobe

BATHROOM 6'10 x 6'2 (2.08m x 1.88m)

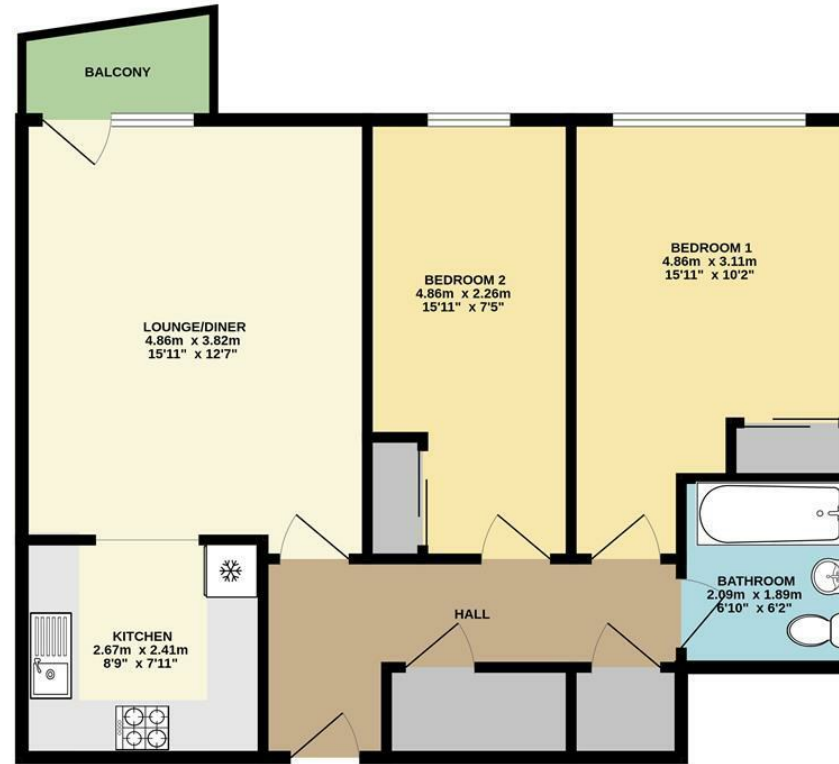
Vinyl floors, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC



THIRD FLOOR
63.0 sq.m. (678 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	83	85

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: 63.0 sq.m. (678 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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