



Pycroft Way, N9 9XZ
London





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KINGS are pleased to present this One Bedroom flat situated on the second floor of a purpose built development, available with a NEWLY EXTENDED 999 YEAR LEASE. The well presented property features RESIDENTS PARKING, well kept communal grounds, a semi open plan kitchen, a 15FT LOUNGE/DINER, loft access for storage and DOUBLE GLAZED WINDOWS.

Located only moments away from the lovely Pymmes Park, it is also within WALKING DISTANCE of North Middlesex Hospital and Silver Street train station with a regular service to the city. There is also good access to the A406 North Circular Road. The property is situated within close proximity to Fore Street with all the shops, restaurants and amenities it has to offer making this an IDEAL FIRST TIME BUY or as a sound investment.

Council Tax Band - B

Lease Remaining - 999 Years Remaining

Service Charge - £1,461 Per Annum/£125.75 Per Month

Ground Rent - £0 Per Annum

Flood Risk - Rivers & Seas; No Risk, Surface Water; Very Low

Construction Type - Standard Construction (Brick, Tile)

£220,000



- Kings Are Pleased To Present This
- Situated On The Second Floor
- Loft Storage & Double Glazed Windows
- 999 Year Lease
- Walking Distance to Silver Street Train Station

- One Bedroom Flat
- 15ft Lounge/Diner & Semi Open Plan Kitchen
- Residents Parking
- Service Charge £1,461pa, Ground Rent £0pa
- Council Tax Band B

ENTRANCE HALL

LOUNGE/DINER 15'7 x 13' (4.75m x 3.96m)

KITCHEN 7'3 x 5'11 (2.21m x 1.80m)

BEDROOM 10'8 x 9'1 (3.25m x 2.77m)

SHOWER ROOM 7'3 x 5'11 (2.21m x 1.80m)



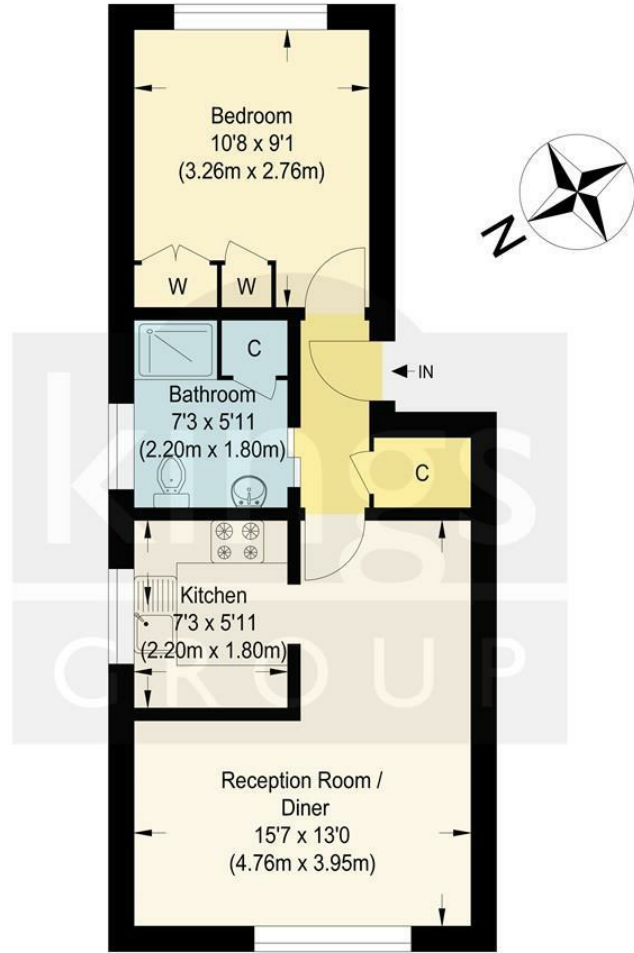


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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| 70 | 76 | | |
| <small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small> | | <small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small> | |
| <small>England & Wales</small> EU Directive 2002/91/EC | | <small>England & Wales</small> EU Directive 2002/91/EC | |



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Approximate Gross Internal Floor Area : 35.90 sq m / 386.42 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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