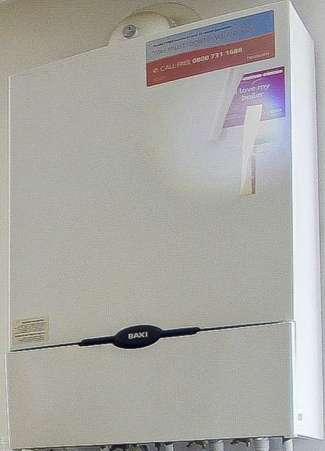




18 Gareth Drive

Gareth Drive, N9 9YY
London





FREE PALESTINE
SATURDAY TO MONDAY PM
12.00 - 1.00 PM
1.00 - 2.00 PM
2.00 - 3.00 PM
3.00 - 4.00 PM
4.00 - 5.00 PM
5.00 - 6.00 PM
6.00 - 7.00 PM
7.00 - 8.00 PM
8.00 - 9.00 PM
9.00 - 10.00 PM
10.00 - 11.00 PM
11.00 - 12.00 AM

king
GROU

Gareth Drive, N9 9YY

KINGS are pleased to present this Two Double Bedroom Flat in the sought after modern development of Gareth Drive, available with NO ONWARD CHAIN. This spacious second floor property has plenty of benefits such as a large 20FT OPEN PLAN LOUNGE/KITCHEN SPACE, a good sized bathroom and an ENSUITE SHOWER ROOM to the master bedroom. Further features include ALLOCATED PARKING for residents, double glazing throughout and gas central heating.

The CENTRAL N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within WALKING DISTANCE along with an array of local shops and restaurants for convenience. 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 - 106 Years Remaining (125 Years From 1 September 2005)
Service Charge - £2,017.38 Per Annum
Ground Rent - £200 Per Annum
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

Offers Over £280,000



- Kings Are Pleased To Present This
- Situated On The Second Floor
- Gas Central Heating, Double Glazing & Residents Parking
- Ground Rent £200pa, Service Charge £2,017.38pa
- Chain Free

- Two Double Bedroom Flat
- 20ft Open Plan Lounge/Kitchen & Ensuite
- 106 Year Lease Remaining
- Walking Distance To Edmonton Green Train Station
- Council Tax Band C

ENTRANCE HALL 12'04" x 3'11" (3.76m x 1.19m)

LOUNGE / KITCHEN 20'08" x 11'10" (6.30m x 3.61m)

BEDROOM ONE 11'01" x 10'03" (3.38m x 3.12m)

ENSUITE 8'02" x 2'11" (2.49m x 0.89m)

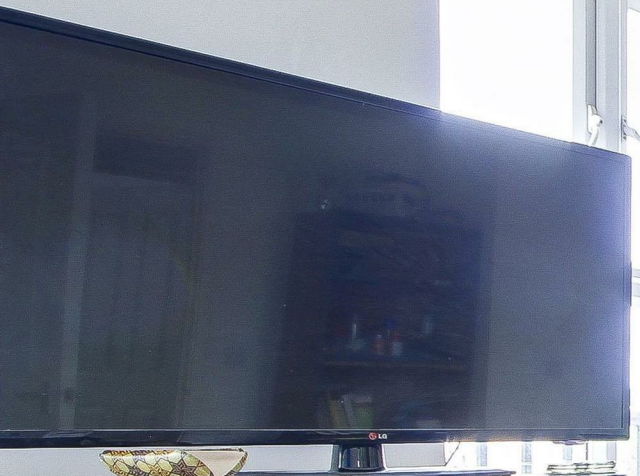
BEDROOM TWO 8'09 x 15' (2.67m x 4.57m)

BATHROOM 7'10" x 6'07" (2.39m x 2.01m)



kings
GROUP

kings
GROUP



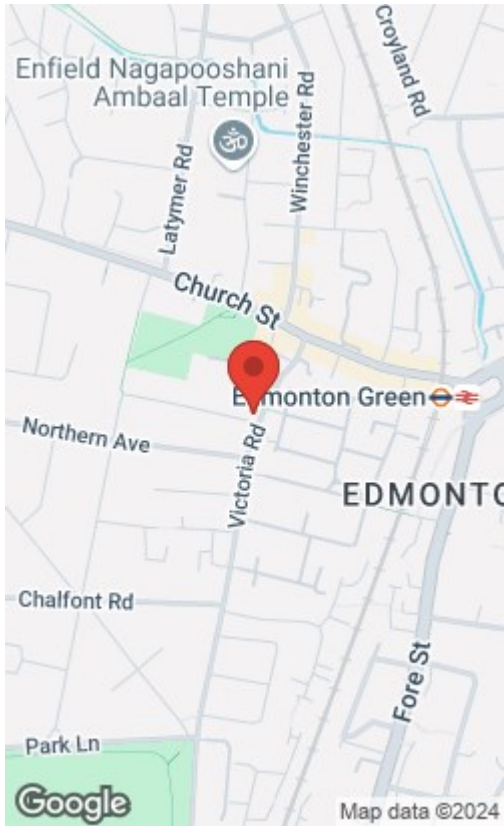
king
GROU





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	
(82 plus) A		(82 plus) A	
(69-81) B		(61-81) B	
(55-68) C		(49-60) C	
(39-54) D		(35-59) D	
(29-38) E		(29-34) E	
(13-28) F		(21-33) F	
(1-12) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
82	82		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

SECOND FLOOR
63.3 sq.m. (681 sq.ft.) approx.



GARETH DRIVE, EDMONTON, N9
TOTAL FLOOR AREA: 63.3 sq.m. (681 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.
Made with Metropix ©2023

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.

6 Church Street, Edmonton, London, N9
9DX
T: 02083500100
E:
www.kings-group.net

