



Caroe Court, N9 7LE
London





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KINGS offer an extremely RARE OPPORTUNITY to acquire this UNIQUE Two Bedroom SPLIT LEVEL Converted Apartment, set within the former Church of St Michael in North London, available with NO ONWARD CHAIN. This period property is situated over the first and second floors featuring a spacious modern OPEN PLAN LIVING KITCHEN SPACE, upstairs bathroom, double bedrooms, exposed beams, original panelled ceilings and ALLOCATED PARKING.

Caroe Court must surely rank as one of the most unique residential buildings in North London. It is a stone's throw from Jubilee Park with good road access to the A10 and A406 North Circular Road, EDMONTON GREEN TRAIN STATION is also within walking distance. Aside from its obvious looks, the building offers an extraordinary living and working environment which can only really be appreciated in person.

Council Tax Band - B
Share Of Freehold With Lease - Recently Renewed - 962 Years Remaining
Service Charge - £199.82 Per Month/£2,397.85 Per Annum
Ground Rent - £0
Grade II Listed - No. 1078901
Construction Type - Brick, Tile, Stone, Converted Former Church
Flood Risk - Rivers & Seas: No Risk, Surface Water: Medium

£350,000



- Kings Offer A Rare Opportunity With This
- Grade II Listed Church Conversion
- Original Features
- Share Of Freehold, With 962 Year Lease
- Chain Free

- Two Bedroom Split Level Apartment
- Open Plan Living Kitchen Space
- Allocated Parking
- Service Charge £2,397.85pa, Ground Rent £0
- Council Tax Band B

FRONT DOOR TO:

With stairs leading to reception room and kitchen.

LIVING/DINING SPACE 19'11 x 13'9 (6.07m x 4.19m)

With windows to front aspect, laminate wood style flooring.

OPEN PLAN KITCHEN 19'11 x 13'9 (6.07m x 4.19m)

With tiled splash backs, range of wall and base units with flat top wood effect work surfaces, integrated electric oven and hob with hood extraction fan, sink and drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, power points, laminate wood style flooring.

LOWER LEVEL HALL

UPPER FLOOR LANDING

With laminate wood style flooring, carpeted stairs.

BEDROOM ONE 14'1 x 8'8 (4.29m x 2.64m)

With window to side aspect, built in storage cupboard, power points, laminate wood style flooring.

BEDROOM TWO 10'11 x 10'11 (3.33m x 3.33m)

With window to side aspect, built in storage cupboard, power points, laminate wood style flooring.

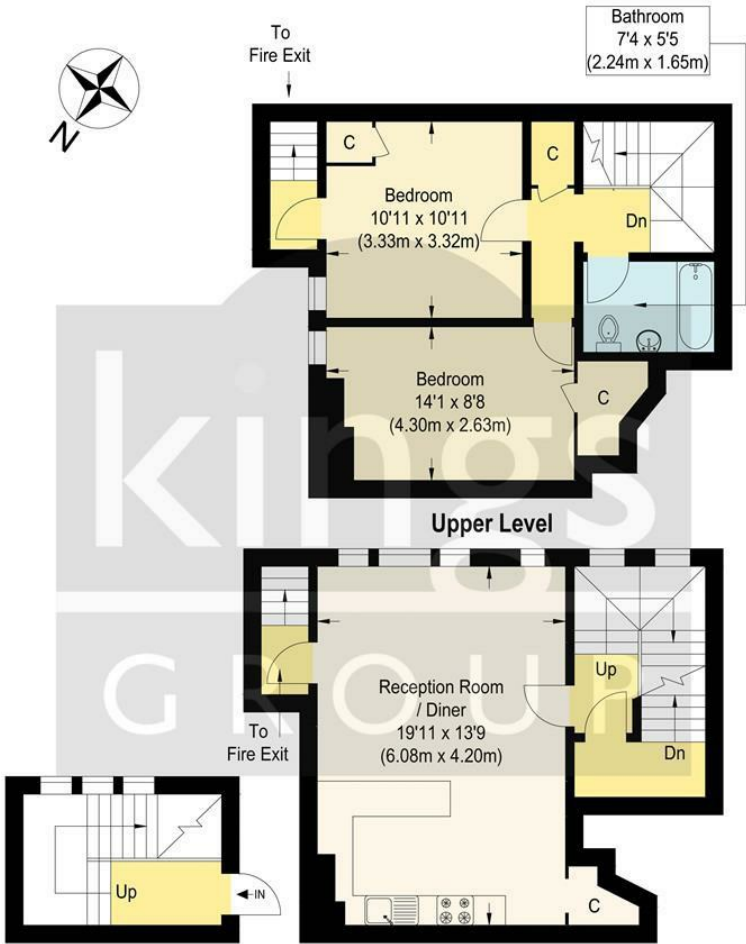
BATHROOM 7'4 x 5'5 (2.24m x 1.65m)

With tiled walls, panel enclosed bath, wash basin with mixer tap and vanity under, shaver point, low level W.C, tiled flooring.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 Level
Entrance

Lower Level

Caroe Court, N9

Approximate Gross Internal Floor Area : 83.90 sq m / 903.09 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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