



Geary Court, N9 0TQ  
London





kings  
GROUP

# Geary Court, N9 0TQ

KINGS have the pleasure of presenting this MODERN Two Bedroom Flat available CHAIN FREE, within TOUCHING DISTANCE OF EDMONTON GREEN TRAIN STATION and shopping centre. The property is situated on the fourth floor of this multi use newer build development combining residential, leisure and shopping facilities known as The Concourse.

This LIFT OPERATED flat is in excellent condition and features two large DOUBLE BEDROOMS, a good sized bathroom, a spacious lounge/diner leading to a separate fitted kitchen. 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.

This property comes with all the contents visible in the flat included at no extra cost (fridge, TV, washing machine, beds with mattresses etc.) or it can be sold without the contents."

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

Council Tax Band - C  
Lease - 109 Years Remaining (125 Years less 3 days from 25th March 2007)  
Service Charge - 2023/24 : £3,072.84 per annum/£256.07 per month / 2024/25 : £3,110.04 per annum/£259.17 per month

Ground Rent - £0 (Peppercom)

## £250,000



- Kings Have The Pleasure Of Presenting This
- Modern Purpose Built Development
- Situated On The Fourth Floor
- Conveniently Located At The Heart Of Edmonton Green
- Ground Rent - £0, Service Charge - £3,072.84pa

- Two Double Bedroom Flat
- Lift Operated
- Double Glazing & Economy Electric Heating
- 109 Year Lease
- Chain Free

#### FRONT DOOR TO:

#### ENTRANCE HALL

With coved ceiling, two built in storage cupboards, electric heater, power points, carpeted.

#### RECEPTION ROOM 15'4 x 12'6 (4.67m x 3.81m)

With double glazed window to front aspect, coved ceiling, electric heater, power points, carpeted, door leading to balcony.

#### KITCHEN 8'10 x 7'10 (2.69m x 2.39m)

With tiled splash backs, range of wall and base units will roll top work surfaces, integrated electric oven and hob, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, lino flooring.

#### BEDROOM ONE 15'4 x 10'8 (4.67m x 3.25m)

With double glazed window to front aspect, coved ceiling, electric heater, built in storage cupboard, telephone point, television aerial point, power points, carpeted.

#### BEDROOM TWO 15'4 x 7'6 (4.67m x 2.29m)

With double glazed window to front aspect, coved ceiling, electric heater, built in storage cupboard, telephone point, television aerial point, power points, carpeted.

#### BATHROOM 6'10 x 6'1 (2.08m x 1.85m)

With tiled splash backs, heated towel rail, panel enclosed bath with shower attachment, pedestal wash basin with mixer taps, low level W.C, lino flooring.







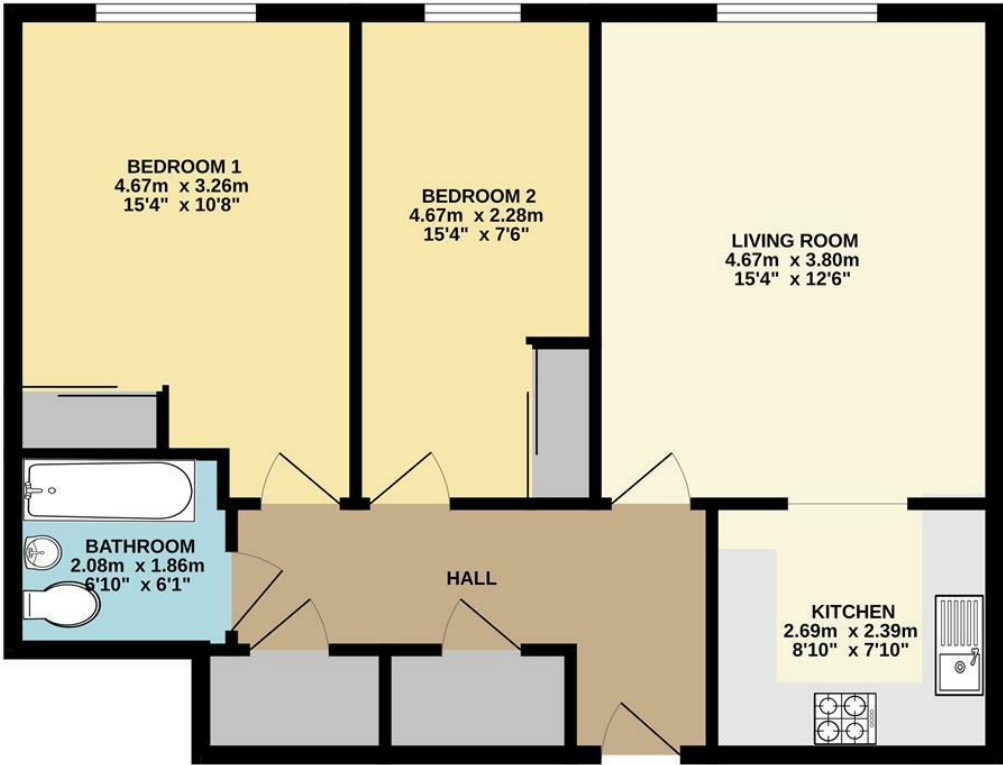


GROUND FLOOR  
64.2 sq.m. (691 sq.ft.) approx.

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	84	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 64.2 sq.m. (691 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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