



Tanners End Lane, N18 1PG  
London





Kings  
GROUP

# Tanners End Lane, N18 1PG

KINGS are pleased to present this spacious One Bedroom Flat situated on the first floor with a LARGE BALCONY. The property features a spacious lounge/diner opening onto a private outside space, a good sized kitchen and bathroom and a versatile STORE ROOM. Further benefits include double glazing, gas central heating and RESIDENTS PARKING.

The property offers easy access to the A10 and A406 North Circular Roads along with Silver Street train station keeping you connected to the city. There are a collection of schools and a variety of shops WITHIN WALKING DISTANCE, whilst close by there are the benefits of Pymmes Park and North Middlesex hospital. The property would make an ideal home or investment.

Council Tax Band B

Lease - 86 Years Remaining (From 4 September 2017 Exp. On 31 March 2111)

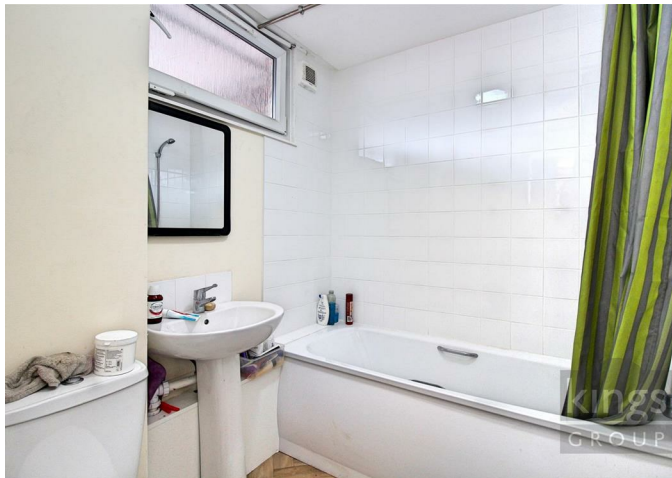
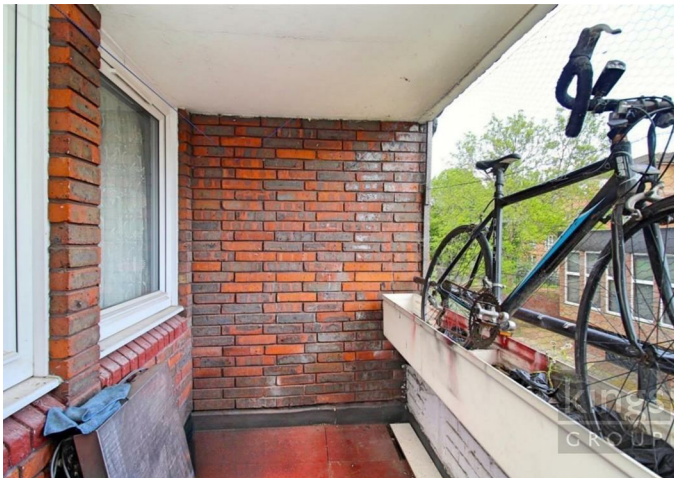
Ground Rent - £10 Per Annum

Service Charge - £888 Per Annum

Flood Risk - Rivers and Seas: Medium, Surface Water: Medium

Construction Type - Brick Built, Deck Access

## £219,995



- Kings Are Pleased To Present This
- Situated On The First Floor
- Residents Permitted Parking
- 86 Year Lease
- Large Storage Area

- One Bedroom Flat
- Balcony
- Double Glazing & Gas Central Heating
- £10pa Ground Rent, £888pa Service Charge
- Council Tax Band B

#### FRONT DOOR TO:

#### ENTRANCE HALLWAY 4'2 x 14'1 (1.27m x 4.29m)

With covered ceiling, storage cupboards, single radiator, power points, laminated wood style flooring.

#### RECEPTION ROOM 13'11 x 10'11 (4.24m x 3.33m)

With double glazed window to side aspect, covered ceiling, double radiator, telephone point, television point, power points, laminated wood style flooring.

#### KITCHEN 9'5 x 7'8 (2.87m x 2.34m)

With double glazed window to front aspect, range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit, free standing gas cooker, space for fridge freezer, double radiator, plumbing for washing machine and dish washer, power points, laminated wood style flooring.

#### BEDROOM 16'6 x 8'5 (5.03m x 2.57m)

With double glazed windows to rear aspect, covered ceiling, fitted wardrobe, double radiator, power points, laminated wood style flooring.

#### BATHROOM 6'8 x 5'9 (2.03m x 1.75m)

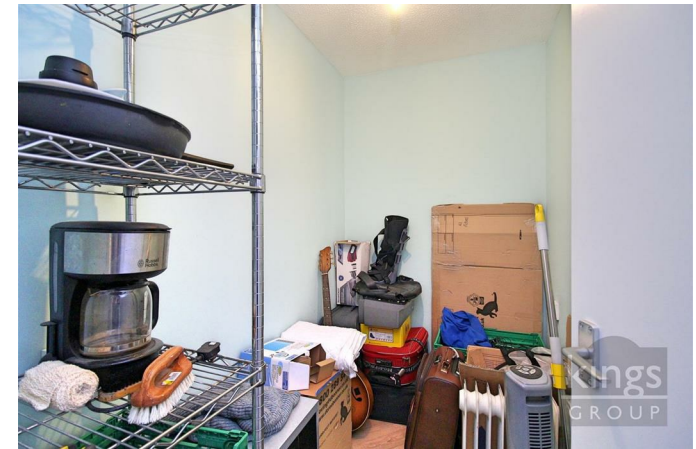
With double glazed window to front aspect, part tiled walls, extractor fan, single radiator, panel enclosed bath with mixer taps and electric shower attachment, pedestal wash basin with mixer taps, low level W.C, laminated wood style flooring.

#### STORAGE ROOM 7'0 x 4'7 (2.13m x 1.40m)

With power points, laminated wood style flooring.

#### BALCONY 7'7 x 5'8 (2.31m x 1.73m)

With tiled flooring.



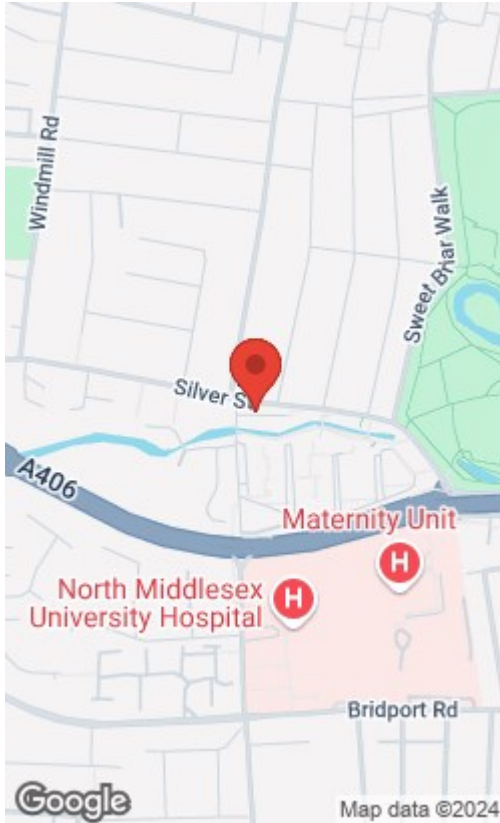






Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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

GROUND FLOOR  
44.0 sq.m. (474 sq.ft.) approx.



TANNERS END LANE, N18

TOTAL FLOOR AREA: 44.0 sq.m. (474 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

