



Lichfield Road, N9 9HD
London





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Kings are pleased to present this spacious GROUND FLOOR Two Bedroom Flat with its OWN ENTRANCE and direct access to a PRIVATE REAR GARDEN. The period property is available with NO OWARD CHAIN and is centrally located just off Church Street within walking distance of Edmonton Green train station and shopping centre. Local shops are only moments away at the top of the road for convenience.

The property comprises a 14ft bay fronted reception room to the front, a spacious kitchen and a 23ft garden. Further features include gas central heating, a 134 year lease and NO SERVICE CHARGE. In our opinion this would make an ideal first time buy or investment as its ready to move into or let.

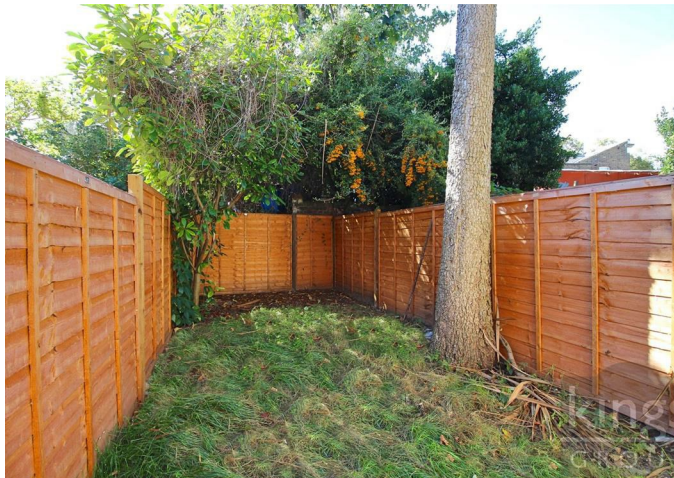
Council Tax C

Lease - 134 Years Remaining (189 Years From 25 March 1970)

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

£299,995



- Kings Are Pleased To Present This
- Situated On The Ground Floor
- Direct Access To Private Garden
- Easy Access To Edmonton Green Station & Shops
- Chain Free

- Two Bedroom Flat
- Own Dedicated Entrance
- Spacious Kitchen
- 134 Year Lease
- Council Tax Band C

ENTRANCE HALL

RECEPTION ROOM 14'2 x 10'4 (4.32m x 3.15m)

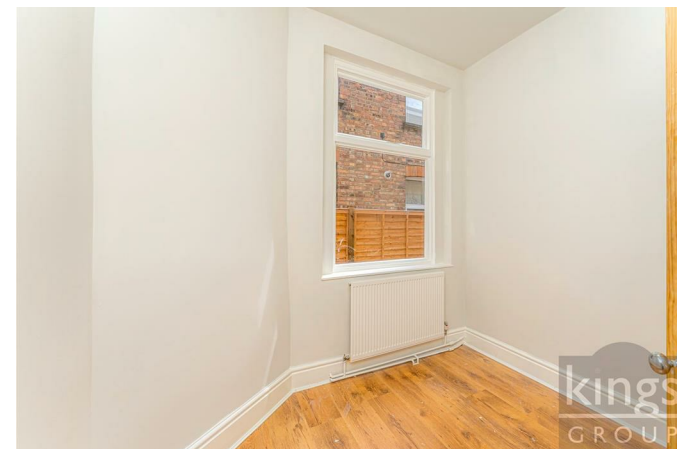
KITCHEN 13'6 x 11'6 (4.11m x 3.51m)

BEDROOM ONE 11'8 x 11'5 (3.56m x 3.48m)

BEDROOM TWO 8'5 x 7'9 (2.57m x 2.36m)

BATHROOM 11'4 x 6'7 (3.45m x 2.01m)

GARDEN 23'6 x 14'3 (7.16m x 4.34m)





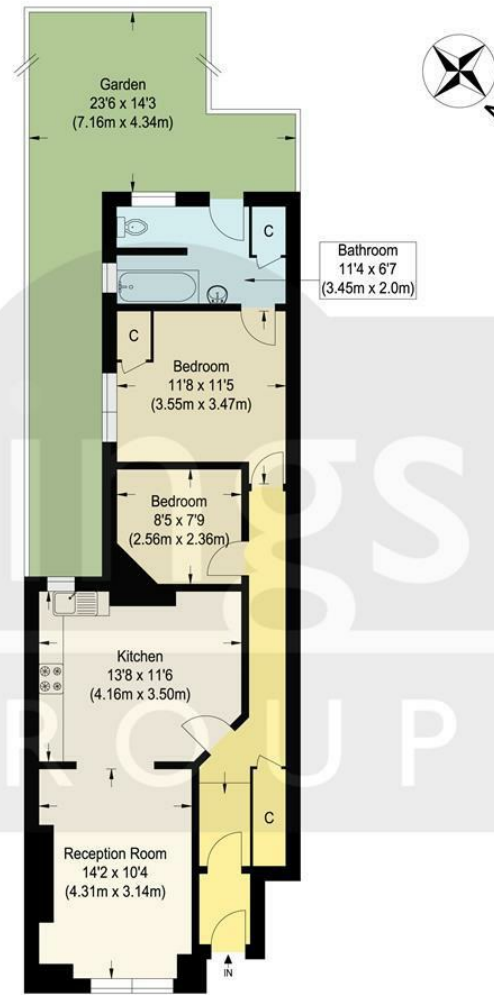
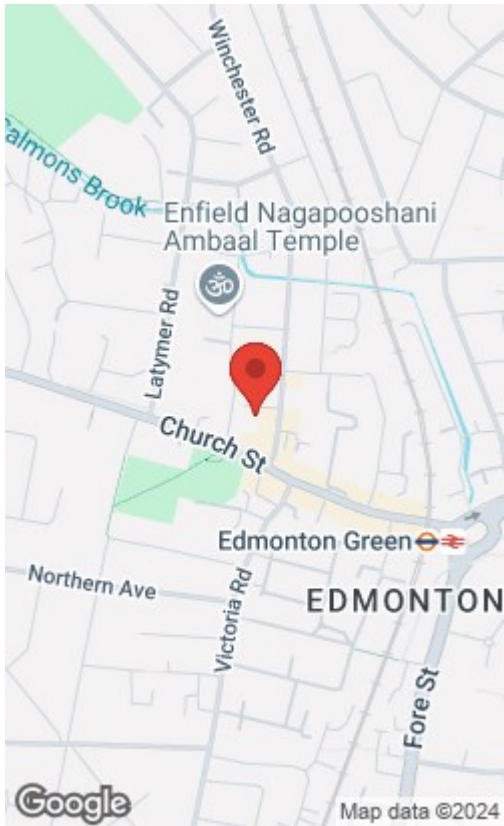
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Ground Floor
Lichfield Road

Approximate Gross Internal Floor Area : 65.30 sq m / 702.88 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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