



Hickory Close, N9 7PZ
London





kings
GROUP

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****INVESTMENT**** KINGS are pleased to present this One Bedroom Flat situated on the GROUND FLOOR with direct access to the communal gardens. This purpose built property is part of a modern development situated in a POPULAR LOCATION just off Galliard Road including RESIDENTS PARKING. There is a tenancy in place at £13,800 per annum on an Assured Shorthold Tenancy.

This property features a lounge/diner leading to a separate kitchen, a double bedroom and a bathroom. Jubilee Park and local shops are within walking distance whilst transport links are provided in the form of the nearby A10 access. Both Bush Hill Park and Edmonton Green train stations are within easy reach.

Council Tax Band B

Lease - 91 Years Remaining (125 Years From 24 March 1992)

Service Charge - 1,553.51 Per Annum

Ground Rent - £75 Per Annum

Construction Type - Standard (Brick, Tile)

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

Tenancy - £1,150pcm, Assured Shorthold Tenancy

£180,000



- **Kings Are Pleased To Present This**
- **Situated On The Ground Floor**
- **Residents Parking**
- **91 Year Lease Remaining**
- **Tenancy In Place At £13,800 Per Annum**

- **One Bedroom Flat**
- **Direct Access To Communal Gardens/Grounds**
- **Popular Location Just Off Galliard Road**
- **Service Charge £1,553.51pa, Ground Rent £75pa**
- **Council Tax Band B**

ENTRANCE HALL 8'4 x 3'5 (2.54m x 1.04m)

LOUNGE/DINER 14'8 x 12'9 (4.47m x 3.89m)

Laminated floors, power points, radiators, rear aspect door leading to garden

KITCHEN 7'2 x 5'6 (2.18m x 1.68m)

Laminated floor, rear aspect double glazed window, base units with roll top work surfaces, stainless steel sink and drainer unit, tiled splash back, integrated electric cooker , space for fridge freezer, plumbing for washing machine and dish washer, power points

BEDROOM 9'7 x 9'3 (2.92m x 2.82m)

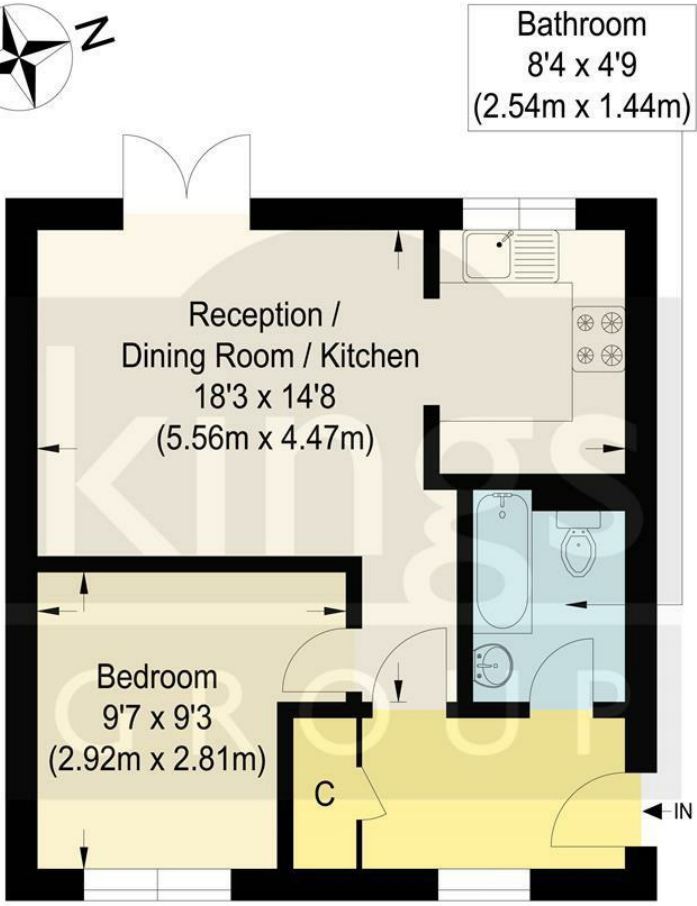
Laminated flooring, power points, radiator, rear aspect double glazed window

BATHROOM 8'4 x 4'9 (2.54m x 1.45m)

Tiled walls, vinyl flooring, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor

Hickory Close

Approximate Gross Internal Floor Area : 33.60 sq m / 361.66 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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