



Swaythling Close, N18 2QG
Edmonton





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KINGS are pleased to present this spacious One Bedroom Flat with an attractive 963 YEAR LONG LEASE. The property is situated on the FIRST FLOOR in a purpose built development complete with ALLOCATED RESIDENTS PARKING. Features include a 14ft lounge with a SEPARATE DINING ROOM leading onto a good sized kitchen, built in storage and DOUBLE GLAZED WINDOWS.

Being situated just East of Fore Street there are local shops and restaurants within easy reach along with good access to the A406 North Circular Road. It is also close by to the planned MAJOR REGENERATION project Meridian Water taking place in and around Meridian Way/Angel Road, offering a wealth of new infrastructure and amenities including the soon to be MERIDIAN WATER TRAIN STATION.

Council Tax Band B

Lease - 963 Years Remaining (999 Years From 1 January 1989)

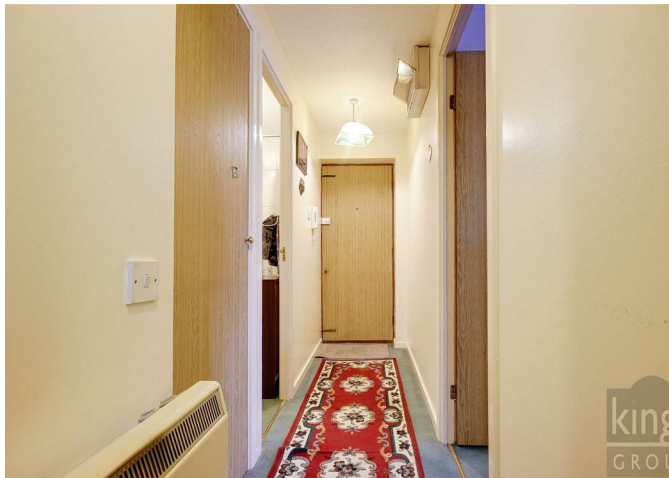
Ground Rent - £150 Per Annum

Service Charge - £1858 Per Annum

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas - Low, Surface Water - Low

£225,000



- Kings Are Pleased To Present This
- 963 Year Lease
- Purpose Built Development
- Allocated Parking Space
- Service Charge £1858pa, Ground Rent £150pa

- One Bedroom Flat
- Situated On The First Floor
- Separate Lounge & Dining Room
- Close To Meridian Water Train Station
- Council Tax Band B

ENTRANCE HALL

Carpet floor, power points, radiator and intercom

RECEPTION ROOM 14'7 x 14'0 (4.45m x 4.27m)

Carpet floors, rear and side aspect double glazed windows, power points and radiator

DINING ROOM 6'11 x 6'7 (2.11m x 2.01m)

Carpet floor, rear aspect double glazed window, radiator and power points

KITCHEN 9'11 x 6'6 (3.02m x 1.98m)

Vinyl flooring, tiled splash back, base units with roll top work surfaces, sink with drainer, integrated electric cooker and hob, plumbing for washing machine and space for fridge freezer

BEDROOM 11'8 x 9'1 (3.56m x 2.77m)

Carpet floors, side aspect double glazed window, fitted wardrobes, radiator and power points

BATHROOM 6'7 x 6'3 (2.01m x 1.91m)

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

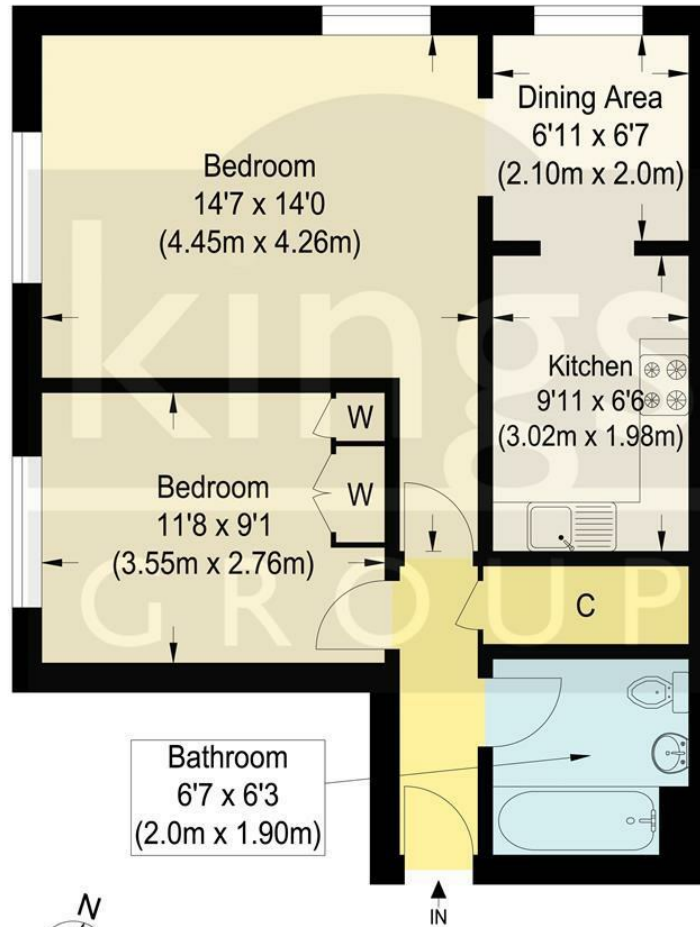
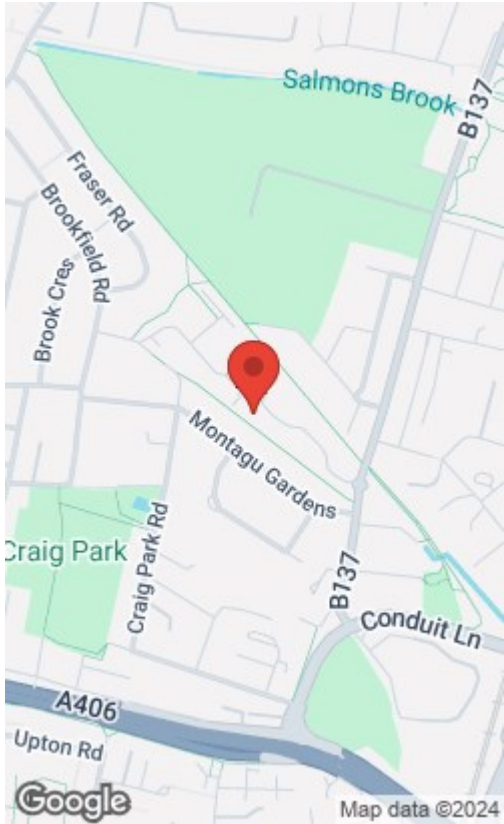




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GROU



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	
(81-91) A		(81-91) A	
(69-80) B		(69-80) B	
(55-68) C		(55-68) C	
(39-54) D		(39-54) D	
(29-38) E		(29-38) E	
(13-28) F		(13-28) F	
(1-12) G		(1-12) 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



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Approximate Gross Internal Floor Area : 48.10 sq m / 517.74 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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