



Gatward Green, N9 9AW
London





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GROUP

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****Investors Only**** KINGS are pleased to present this One Bedroom Flat situated on the **GROUND FLOOR** on the corner of Haselbury Road. This well presented property features a good sized reception room with double doors to communal grounds, a separate kitchen. Further benefits include gas central heating, double glazing, built in storage and an internal courtyard for residents. There is a tenancy in place at £13,800 per annum.

The property is within **WALKING DISTANCE** of Edmonton Green train station with a regular service to the city as well as offering easy access to the A10 and A406. The Edmonton Green shopping centre with its range of shops and restaurants are also close by. We feel that this is an ideal investment being centrally located to all amenities including the popular Latymer School.

Council Tax Band C

Lease - 85 Years Remaining (17 July 2000 Until 6 January 2110)

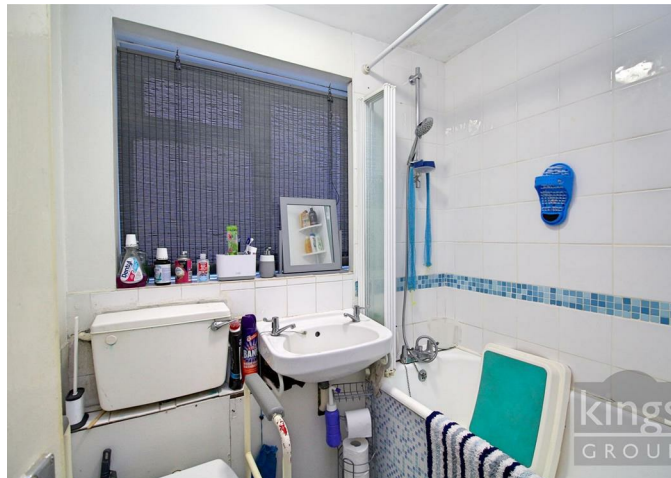
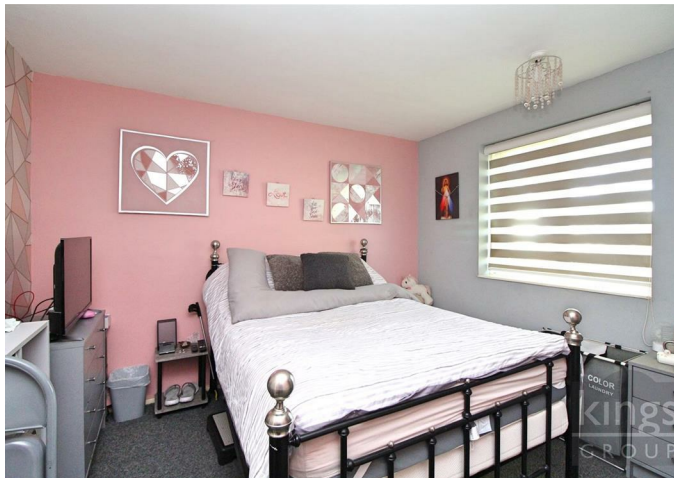
Service Charge - £1,132.44 Per Annum

Ground Rent - £10 Per Annum

Construction Type - Standard (Brick,Tile), Ex-Local Authority

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

£205,000



- ****Investors Only****
- **One Bedroom Flat**
- **Tenancy In Place At £13,800 Per Annum**
- **Communal Gardens**
- **Ground Rent £10pa, Service Charge ££1,132.44pa**

- **Kings Are Pleased To Present This**
- **Situated On The Ground Floor**
- **Gas Central Heating & Double Glazing**
- **85 Year Lease**
- **Council Tax Band C**

ENTRANCE HALL 4'2 x 3'0 + 14'3 x 2'7 (1.27m x 0.91m + 4.34m x 0.79m)

Carpeted floors, single radiator, power points and storage cupboard

RECEPTION ROOM 12'9 x 10'10 (3.89m x 3.30m)

Front aspect double glazed windows, single radiator, carpeted flooring, power points, storage cupboards and door leading to communal grounds

KITCHEN 8'6 x 11'1 (2.59m x 3.38m)

Rear aspect double glazed windows, single radiator, vinyl flooring, base and wall units with roll top work surfaces, space for cooker, drainer unit sink, space for fridge freezer, plumbing for a washing machine and power points

BEDROOM 10'9 x 10'11 (3.28m x 3.33m)

Front aspect double glazed windows, double radiator, carpeted flooring and power points

BATHROOM 5'8 x 6'1 (1.73m x 1.85m)

Rear aspect opaque double glazed window, heated towel rail, vinyl flooring, panel enclosed bath with shower attachment, pedestal wash basin with mixer tap, low level flush WC and part tiled walls

COMMUNAL GARDEN AND GROUNDS



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		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
41.1 sq.m. (442 sq.ft.) approx.



GATWARD GREEN, EDMONTON, N9

TOTAL FLOOR AREA: 41.1 sq.m. (442 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.

6 Church Street, Edmonton, London, N9
9DX

T: 02083500100

E:

www.kings-group.net

