



St. Edmunds Road, N9 7PL
London

ST EDMUNDS

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St. Edmunds Road, N9 7PL

KINGS are pleased to present this spacious Three Bedroom Second Floor Flat within a small block on a residential road between houses. The property benefits from a 17FT LOUNGE/DINER, a good sized fitted kitchen, a separate bathroom and WC, gas central heating, double glazed windows and plenty of storage including loft access. Further features include a dedicated OUTSIDE STORE SHED and well kept COMMUNAL GARDENS with gated residents access.

The location offers easy access to Hertford Road and the A10, whilst schools and local shops are within walking distance. Jubilee Park is within easy reach for locals to enjoy as are Southbury and Bush Hill Park Train Stations for commuters that need to be well connected to the city.

Council Tax Band C

Lease - 89 Years Remaining (125 Years From 1 April 1989)

Service Charge - £1,833.36 Per Annum

Ground Rent - £10 Per Annum

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

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

£290,000



- Kings Are Pleased To Present This
- Situated On The Second Floor
- Separate Bathroom & WC
- Communal Gardens
- Ground Rent £10pa, Service Charge £1,833.36pa

- Three Bedroom Flat
- Spacious 17ft Lounge/Diner
- Lofty Access & Outside Brick Shed
- 89 Year Lease
- Council Tax Band C

HALL

LOUNGE/DINER 17'11 x 11'10 (5.46m x 3.61m)

Laminate floor, textured ceiling, radiator, power points and side aspect double glazed window

KITCHEN 14'0 x 7'0 (4.27m x 2.13m)

Vinyl flooring, tiled walls, textured ceiling, power points, wall and base units with roll top work surfaces, freestanding cooker and stove, extractor fan, space for fridge freezer, plumbing for washing machine dishwasher and space for tumble dryer, side aspect double glazed window and drainer unit sink with mixer taps

BATHROOM 7'1 x 4'10 (2.16m x 1.47m)

Vinyl flooring, tiled walls, side aspect double glazed window, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC

SEPARATE WC 5'8 x 2'7 (1.73m x 0.79m)

Vinyl flooring, low level flush WC, radiator and side aspect double glazed window

BEDROOM ONE 11'10 x 10'11 (3.61m x 3.33m)

Laminated floor, radiator, power points and side aspect double glazed window

BEDROOM TWO 10'10 x 10'3 (3.30m x 3.12m)

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

BEDROOM THREE 8'9 x 7'7 (2.67m x 2.31m)

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

STORE 3'10 x 3'2 (1.17m x 0.97m)

OUTSIDE BRICK SHED 3'10 x 3'2 (1.17m x 0.97m)





Once
YOU'VE LOST IT,
You can never
GET IT BACK.
FERRIB

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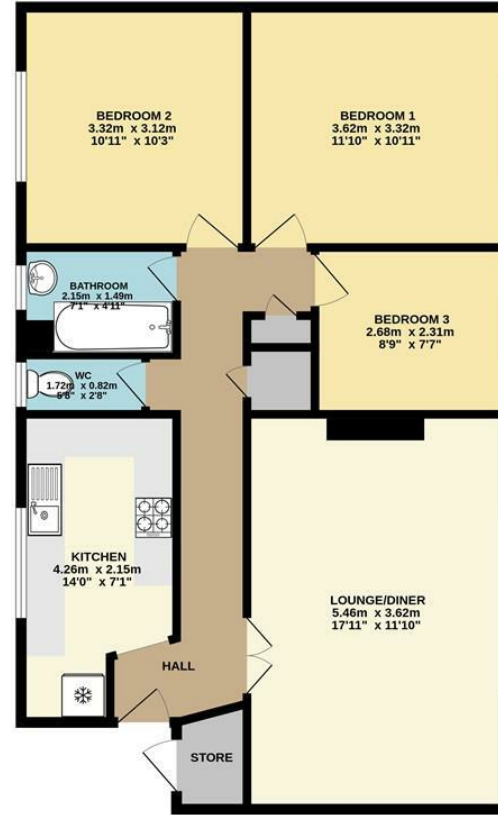
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	66	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

SECOND FLOOR
71.6 sq.m. (770 sq.ft.) approx.



ST EDMUNDS ROAD, EDMONTON, N9

TOTAL FLOOR AREA: 71.6 sq.m. (770 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.

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