



Tillotson Road, N9 9AH
London





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- Kings Are Pleased To Present This
- Share Of Freehold
- Two Bedroom Flat
- Situated On The First Floor
- Victorian Period Property
- Recently Refurbished
- Loft Access
- No Service Charge & Ground Rent £10pa
- Chain Free
- Council Tax Band C

£279,995



KINGS are pleased to present this RECENTLY REFURBISHED Two Bedroom Converted Flat with a SHARE OF FREEHOLD, offering a blend of modern living within a characterful Victorian building. Complete with sole access to LOFT SPACE, feature fireplaces, high ceilings, a MODERN kitchen/diner, a sleek fully tiled shower room, well proportioned bedrooms, along with gas central heating and double glazing for comfort and efficiency.

Set in a SOUGHT AFTER LOCATION, the property is conveniently positioned for local amenities, with shops, parks, and schools just a short walk away. Edmonton Green Train Station is also nearby, offering excellent transport links to central London and beyond. The property is offered CHAIN FREE, making it an ideal choice for first-time buyers or those looking for a hassle free purchase.

Council Tax Band C
Share Of Freehold With Under-Lease - 99 Years from 25/12/2004)
Ground Rent - £10 Per Annum
Service Charge - None (£0)
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: No Risk, Surface Water: Medium



GROUND FLOOR ENTRANCE

LANDING

RECEPTION ROOM 11'1 x 10'5 (3.38m x 3.18m)

KITCHEN/DINER 10'6 x 9'7 (3.20m x 2.92m)

BEDROOM ONE 11'10 x 12'0 into bay (3.61m x 3.66m into bay)

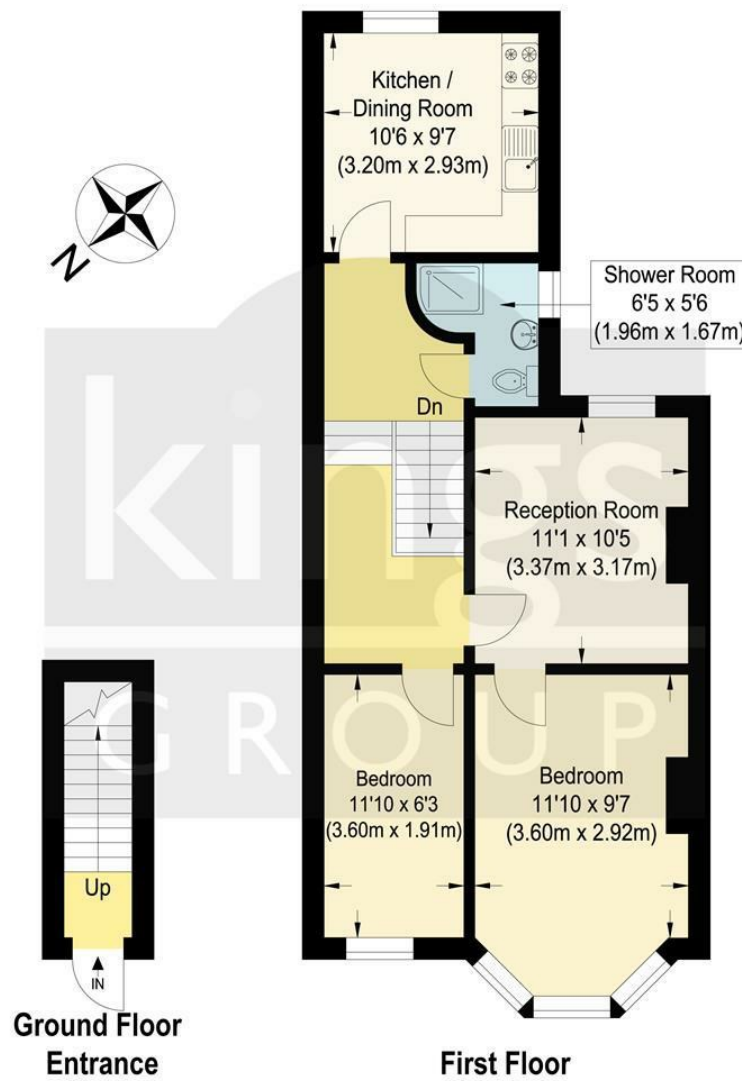
BEDROOM TWO 11'10 x 6'3 (3.61m x 1.91m)

SHOWER ROOM 6'5 x 5'6 (1.96m x 1.68m)



King
GROU

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



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Approximate Gross Internal Floor Area : 55.60 sq m / 598.47 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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