



Grilse Close, N9 0UT
London





king
GROU

Grilse Close, N9 OUT

- Kings Are Pleased To Present This
- One Bedroom Flat
- Situated On The Third Floor
- 15ft Lounge/Diner & Semi Open Plan Kitchen
- Loft Storage
- Residents Parking & Communal Grounds
- Close To Edmonton Green Station & Shopping Centre
- 86 Year Lease Remaining
- Service Charge - £1,659.95 Per Annum
- Council Tax Band B

Offers Over £190,000



KINGS are pleased to present this One Bedroom flat situated on the third floor of a purpose built development. This well presented property features a semi open plan kitchen, a 15FT LOUNGE/DINER, LOFT ACCESS for storage, RESIDENTS PARKING and communal grounds.

The property is within easy reach of Edmonton Green train station and shopping centre, there is also good access to road links such as the A406 North Circular Road. The property is situated within close proximity to Fore Street with all the shops, restaurants and amenities it has to offer.

Council Tax Band B

Lease - 86 Years Remaining (125 years from 1 January 1987)

Service Charge - £1,659.95 Per Annum

Ground Rent - Included Within Service Charge

Construction Type - Standard (Brick, Tile)

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

ENTRANCE

RECEPTION ROOM / DINER 15'9 x 13'0 (4.80m x 3.96m)

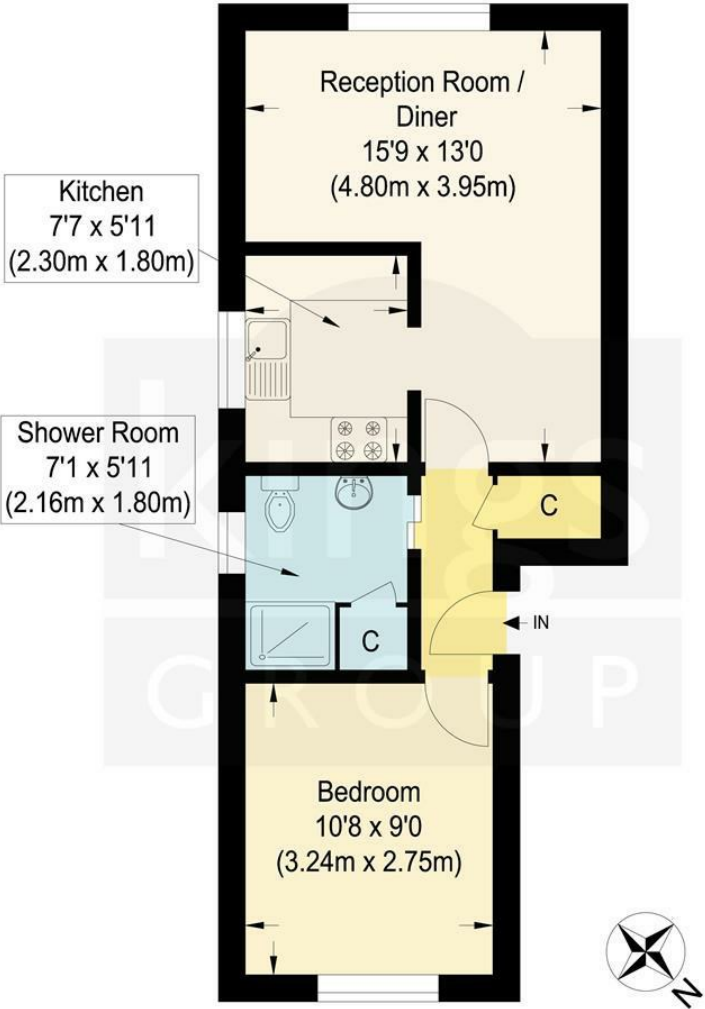
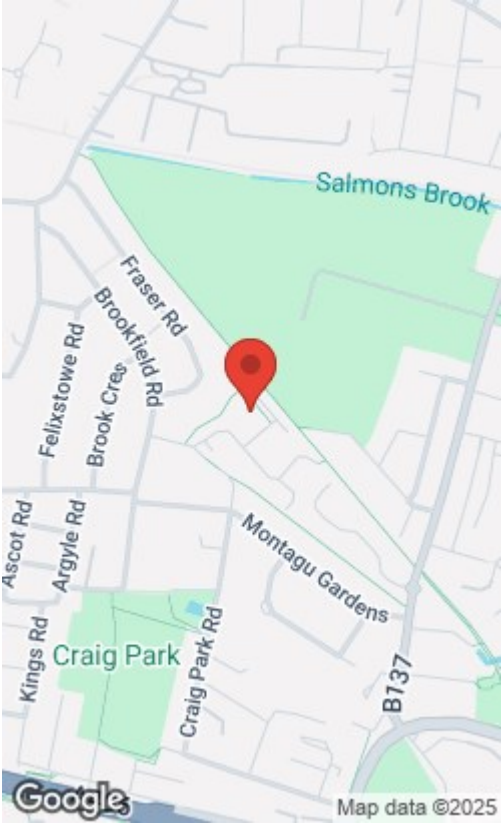
KITCHEN 7'7 x 5'11 (2.31m x 1.80m)

BEDROOM 10'8 x 9'0 (3.25m x 2.74m)

SHOWER ROOM 7'1 x 5'11 (2.16m x 1.80m)



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		



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Approximate Gross Internal Floor Area : 35.70 sq m / 384.27 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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