



Great Cambridge Road, N18 1EA
London





kings
GROUP

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- Kings Are Pleased To Present This
- Spacious Two Double Bedroom Flat
- Situated On The First Floor
- Gated Private Development With Key Fob Entry
- Residents Allocated Parking & Store Shed
- Modern Kitchen With Appliances & Stylish Shower Room
- Sought After Location On Borders Of Tottenham
- 85 Year Lease
- Service Charge £1200pa, Ground Rent £0
- Council Tax Band C

Offers Over £325,000



KINGS are pleased to present this IMPRESSIVE TWO DOUBLE BEDROOM FLAT, offering spacious living in a SOUGHT-AFTER GATED DEVELOPMENT. Located on the first floor, this home comes with ALLOCATED PARKING and secure KEY FOB ENTRY, ensuring both privacy and convenience.

The property is in IMMACULATE CONDITION throughout, with a welcoming entrance hall that leads to a generously sized lounge/diner, the modern kitchen is well equipped with integrated appliances and a breakfast bar. Two well-sized double bedrooms provide ample space, and the fully tiled shower room offers a stylish finish. Additional benefits include gas central heating, double glazing, an external STORE SHED and manicured communal grounds. All in all making this an ideal choice for first-time buyers being ready to MOVE STRAIGHT IN.

The flat is ideally located on the BORDERS OF TOTTENHAM, just moments from White Hart Lane, with excellent access to the A10 (Great Cambridge Road) and the North Circular Road (A406), making commuting a breeze. Local shops, bus routes, and North Middlesex Hospital are within walking distance, while nearby outstanding schools add to the area's appeal.

Council Tax Band C

Lease - 85 Years Remaining (125 years from 25 March 1985)

Service Charge - £1200 Per Annum

Ground Rent - £0 (Peppercorn)

Construction Type - Standard

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

ENTRANCE HALL 17'8 x 6'3 (5.38m x 1.91m)

LOUNGE/DINER 15'7 x 11'10 (4.75m x 3.61m)

KITCHEN 12'2 x 9'9 (3.71m x 2.97m)

BEDROOM ONE 13'5 x 11'10 (4.09m x 3.61m)

BEDROOM TWO 12'8 x 10'4 (3.86m x 3.15m)

STORE SHED

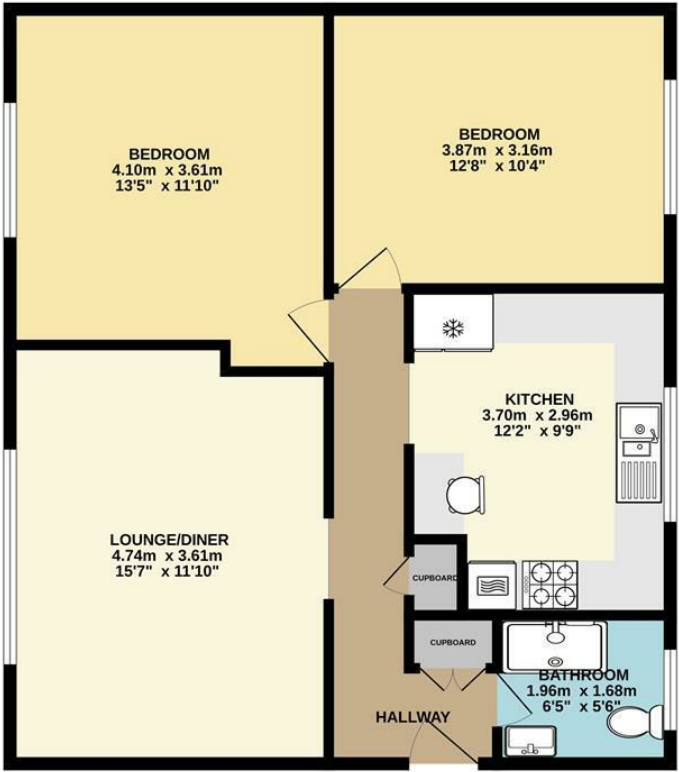
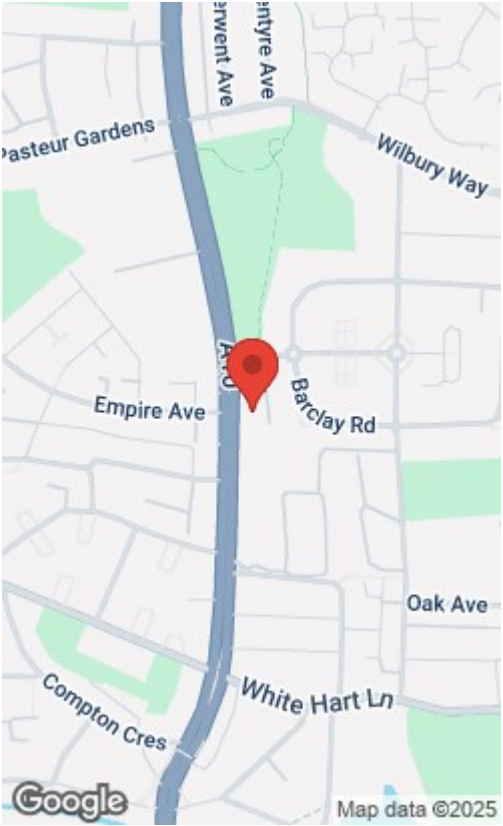
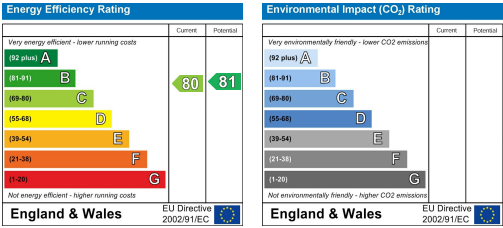
EXTERIOR: COMMUNAL GROUNDS, GARDENS AND PARKING











FIRST FLOOR
63.9 sq.m. (688 sq.ft.) approx.

EMPIRE HOUSE, EDMONTON, N18

TOTAL FLOOR AREA: 63.9 sq.m. (688 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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