



ALVER LODGE

Bury Street West, N9 9LL
London





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- Kings Are Pleased To Present This
- Impressive Two Bedroom First Floor Apartment
- Secure Gated Development
- 28ft Open Plan Living Space
- Contemporary Kitchen With Integrated Appliances
- Luxury Four Piece Bathroom With Separate Shower
- Allocated Parking & Communal Gardens
- 997 Year Long Lease
- £0pa Ground Rent, £1,350pa Service Charge
- Council Tax Band C

£440,000



KINGS are pleased to present this STUNNING Two Bedroom Apartment, located within an EXCLUSIVE GATED DEVELOPMENT on Bury Street West in North London. The modern first floor residence offers a comfortable living space with secure ALLOCATED PARKING, manicured communal gardens, and a 997 YEAR LONG LEASE providing peace of mind for the future.

Upon entering, you will find a generous 28FT OPEN PLAN LIVING SPACE that serves as the heart of the home, with a sleek contemporary kitchen including integrated appliances, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and personalisation, while the fully tiled LUXURY FOUR-PIECE BATHROOM with a separate shower is conveniently located to serve both bedrooms and guests.

The property is ideally situated in a desirable location on the borders of N21, within close proximity of Bush Hill Park train station offering excellent connections to central London. Residents will enjoy easy access to local amenities within walking distance including shops, cafes and bus routes, along with good/outstanding Ofsted rated schools for all ages.

The area is close to several green spaces, including Bury Lodge Gardens outdoor leisure and activities. With its secure setting, spacious living, and prime location, this apartment offers the perfect balance of comfort and convenience for modern living.

Council Tax Band C

Lease - 997 Years Remaining (999 years from and including 1 January 2023)

Service Charge - £1,350 Per Annum

Ground Rent - £0

Construction Type - Standard

Flood Risk - Rivers & Seas: Very low, Surface Water: Medium



ENTRANCE

RECEPTION / DINING ROOM / KITCHEN 28'2 x 10'9
(8.59m x 3.28m)

BEDROOM ONE 12'6 x 10'4 (3.81m x 3.15m)

BEDROOM TWO 9'3 x 7'9 (2.82m x 2.36m)

BATHROOM 9'3 x 7'1 (2.82m x 2.16m)

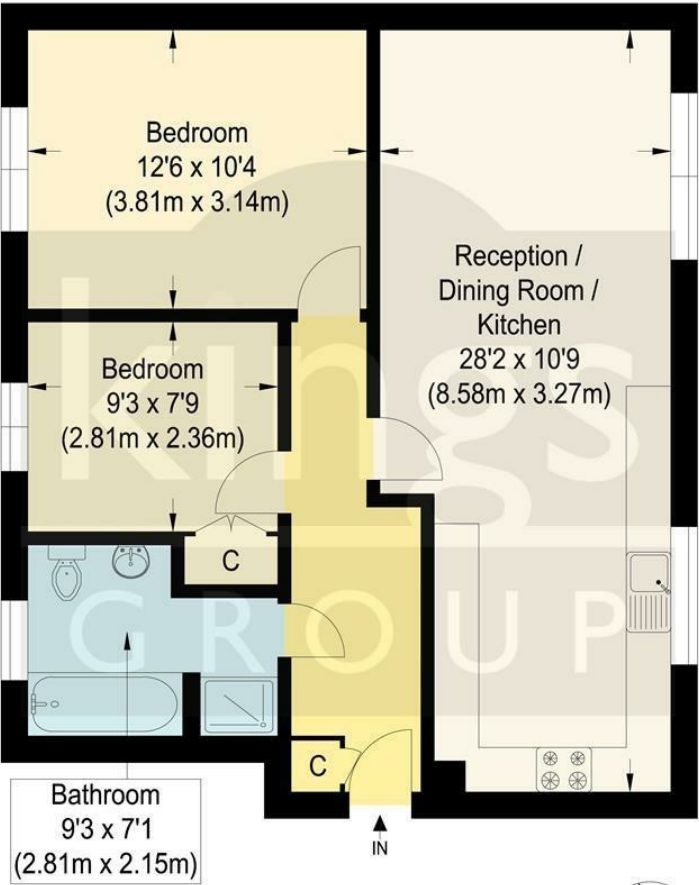
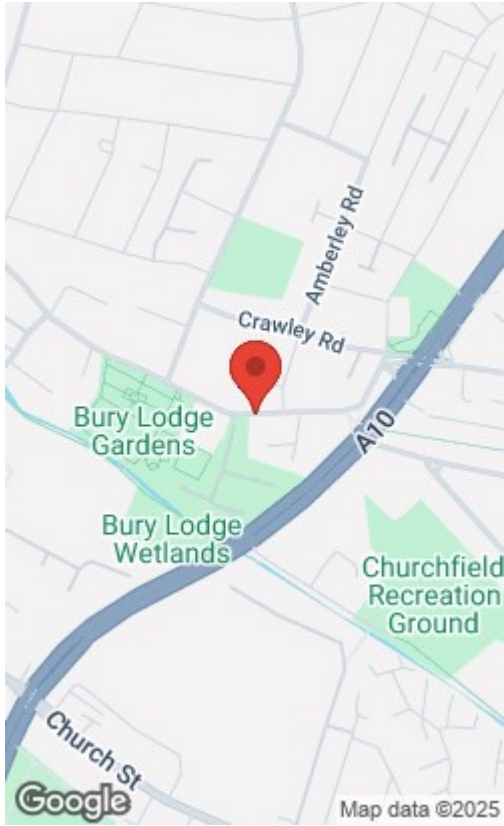


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GROUP





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		



First Floor
Alder Lodge



Approximate Gross Internal Floor Area : 60.20 sq m / 647.98 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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