



Plowman Close, N18 1XD  
London







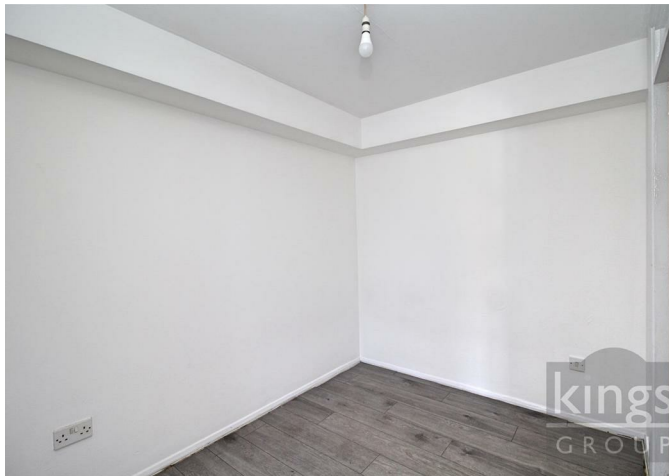
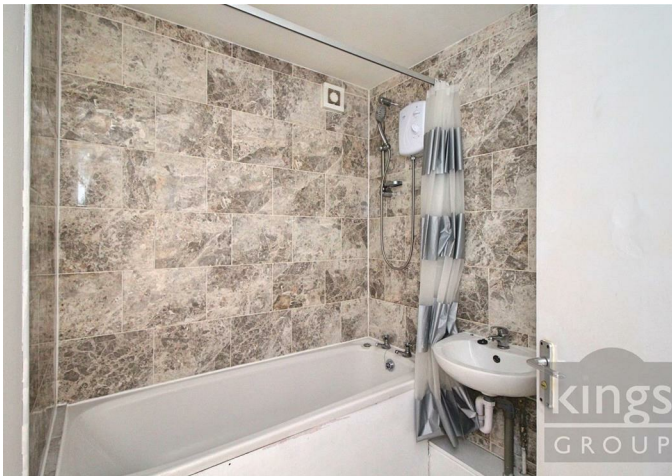
kings  
GROUP



## Plowman Close, N18 1XD

- Kings Are Pleased To Present This
- Studio Flat
- Separate Sleeping Area
- Situated On The Ground Floor
- Residents Parking
- Walking Distance to North Middlesex Hospital
- 118 Year Lease
- Service Charge £1,103.40pa, Ground Rent £70pa
- Chain Free
- Council Tax Band B

£185,000



KINGS are pleased to present this GROUND FLOOR Studio Flat with a SEPARATE SLEEPING AREA situated in a purpose built development, available CHAIN FREE. The property boasts a LONG LEASE and features controlled RESIDENTS PARKING, a good sized lounge, a built in wardrobe in the sleeping area, a separate kitchen and a well proportioned bathroom.

With Silver Street train station close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities. In our opinion this makes for an IDEAL FIRST TIME BUY or a sound investment.

Council Tax Band B

Lease - 118 Years Remaining

Service Charge - £1,103.40 Per Annum

Ground Rent - £70 Per Annum

Construction Type - Standard (Brick, Tile)

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

**ENTRANCE HALLWAY 3'10 x 3'10 (1.17m x 1.17m)**

With storage, laminated wood style floor, doors to:

**LOUNGE 12'0 x 10'5 (3.66m x 3.18m)**

With double glazed window to front, Tv point, economy seven heating, laminated wood style floor

**KITCHEN 6'11 x 6'11 (2.11m x 2.11m)**

With double glazed window to front, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled floor

**SEPARATE SLEEPING AREA 9'2 x 6'11 (2.79m x 2.11m)**

With storage, power, economy seven heating, laminated wood style floor

**BATHROOM/WC 6'6 x 5'9 (1.98m x 1.75m)**

With low level wc, pedestal wash hand basin, panel enclosed bath with shower extractor, part tiled walls, tiled floor

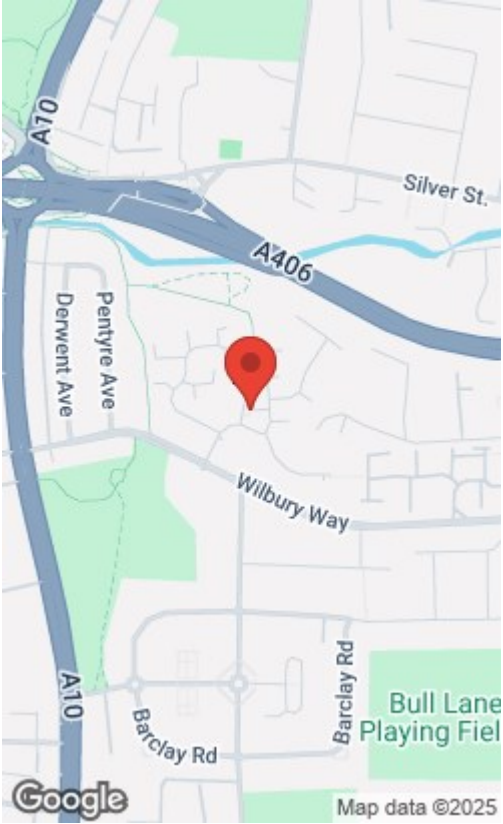




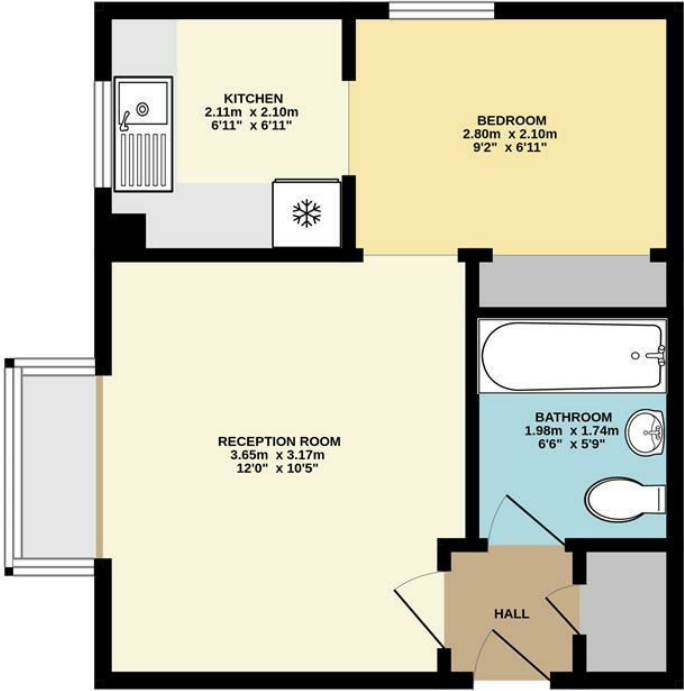




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR  
29.5 sq.m. (317 sq.ft.) approx.



LOWMAN CLOSE, EDMONTON, N18

TOTAL FLOOR AREA: 29.5 sq.m. (317 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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