



Pycroft Way, N9 9XX  
Edmonton

kings  
GROUP







## Pycroft Way, N9 9XX

- Kings Are Pleased To Present This
- Studio Flat
- Situated On First Floor
- Separate Kitchen
- Residents Parking
- Close To Pymmes Park & Silver Street Train Station
- 83 Year Lease
- Service Charge £1,461.06pa, Ground Rent TBC
- Chain Free
- Council Tax Band B

Offers Over £165,000





KINGS are pleased to present this purpose built Studio Flat situated on the first floor directly opposite Pymmes Park, available on a CHAIN FREE basis. Benefits include RESIDENTS PARKING, a good sized 15ft living/bedroom space with a bay window, a separate kitchen, shower room, and an entry phone system.

Located only moments away from the lovely Pymmes Park, it is also within WALKING DISTANCE of North Middlesex Hospital and Silver Street train station with a regular service to the city. There is also good access to 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 making this an IDEAL FIRST TIME BUY or as a sound investment.

Council Tax Band B

Lease - 83 Years Remaining (125 years from 1.2.1984)

Service Charge - £1,461.06 Per Annum

Ground Rent - TBC

Construction Type - Standard (Brick, Tile)

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

**ENTRANCE HALLWAY 4'9 x 4'3 (1.45m x 1.30m)**

With telephone point, power, entryphone, laminated wood style floor, doors to:

**LOUNGE/BEDROOM 15'7 x 10'8 (4.75m x 3.25m)**

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

**KITCHEN 7'5 x 5'8 (2.26m x 1.73m)**

With double glazed window to side range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, hob, extractor, lino floor

**SHOWER/WC 7'4 x 5'0 (2.24m x 1.52m)**

With low level wc, wash hand basin into vanity unit, shower cubicle, part tiled walls, lino floor.





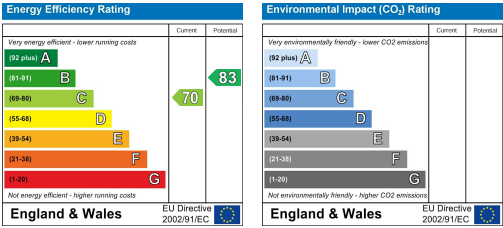




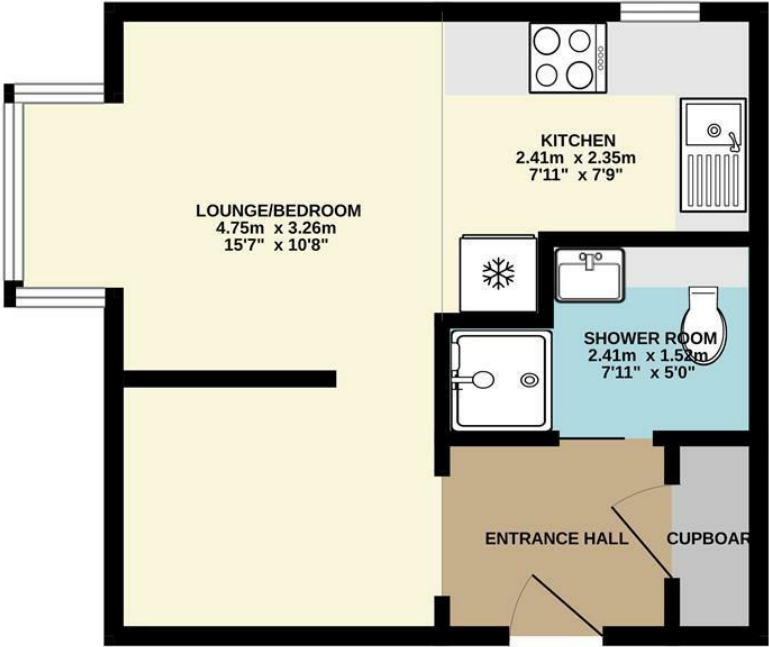




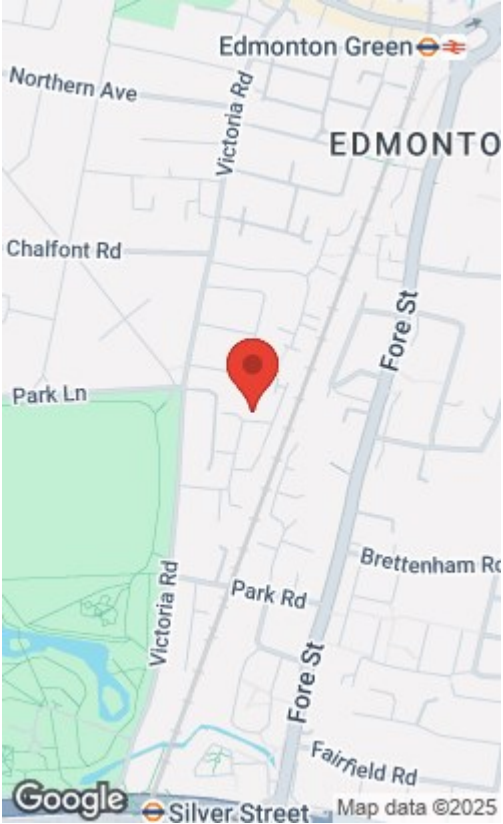




FIRST FLOOR  
27.0 sq.m. (291 sq.ft.) approx.



PLYCROFT WAY, EDMONTON, N9  
TOTAL FLOOR AREA: 27.0 sq.m. (291 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 misstatement. 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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