



Pycroft Way, N9 9XX
Edmonton

kings
GROUP



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- 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)

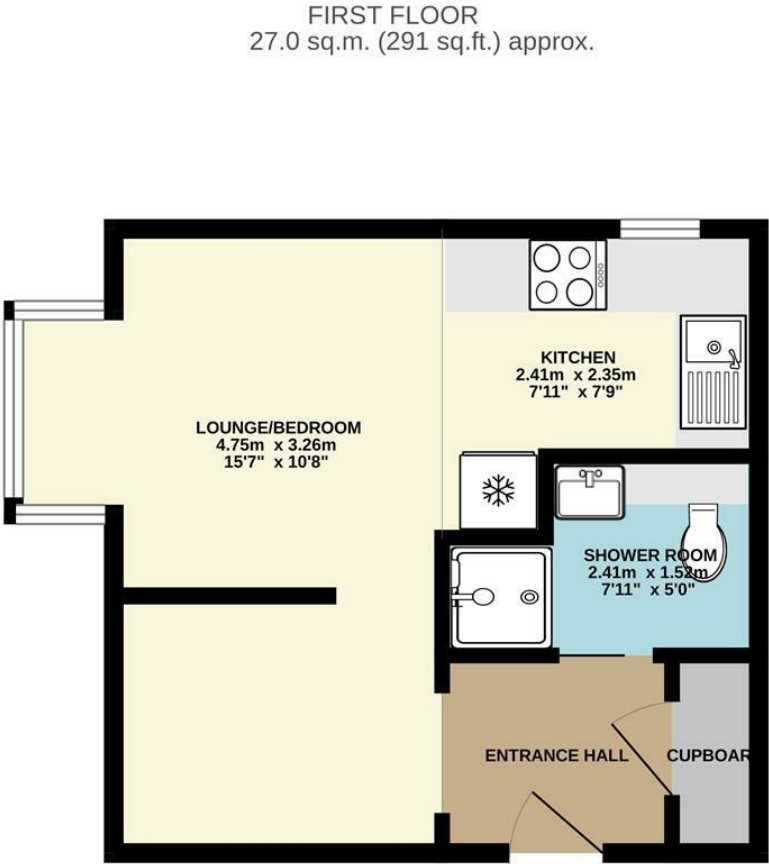
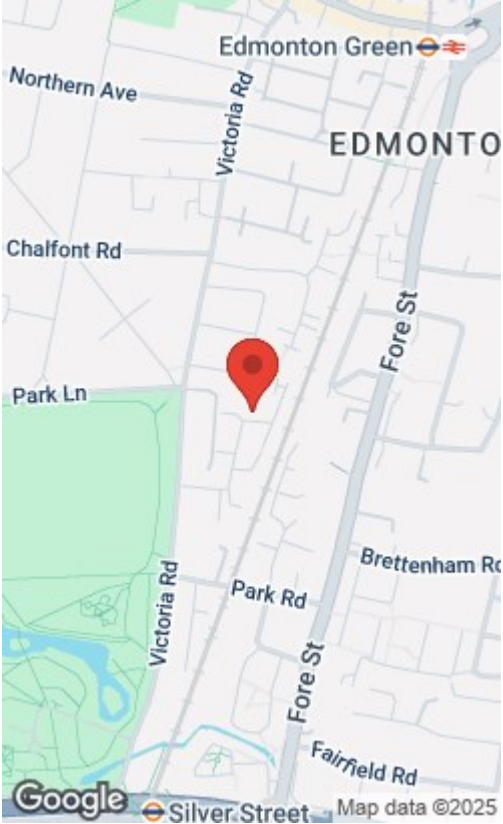
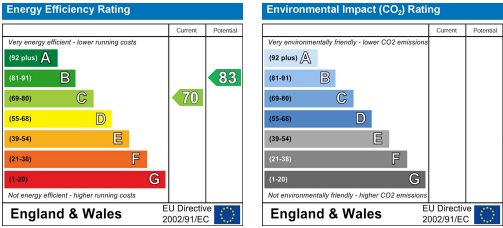
With double glazed window to front, tv point, telephone point, economy seven heating, laminated wood style floor

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.



6 Church Street, Edmonton, London, N9 9DX

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 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E: www.kings-group.net

