



[www.kings-group.net](http://www.kings-group.net)

6 Church Street  
Edmonton N9 9DX  
Tel: 02083500100

Grilse Close, London, N9 0UT  
£150,000

- Kings Are Pleased To Present This
- Situated On The First Floor
- Separate Kitchen & Shower Room
- Close To Edmonton Green Station & Shopping Centre
- Service Charge £1171.74pa, Ground Rent £0

KINGS are pleased to offer this Studio Flat situated on the FIRST FLOOR within a purpose built development located close to Edmonton Green. The property features an open plan living/sleeping area, a separate kitchen, a separate shower room, RESIDENTS PARKING and communal grounds.

The property is within easy reach of Edmonton Green train station and shopping centre, there is also good access to road links such as 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.

Council Tax Band - B  
 Lease - 86 Years Remaining (125 Years From 1 January 1987)  
 Service Charge - £1171.74 Per Annum  
 Ground Rent - £0 Per Annum  
 Flood Risk - Rivers and Seas: Low, Surface Water: Medium  
 Construction Type - Brick, Tile  
 Tenancy Currently In Place At £9,000 Per Annum

#### **ENTRANCE HALL**

**4'10 x 4'7 (1.47m x 1.40m)**

#### **LOUNGE/SLEEPING AREA**

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

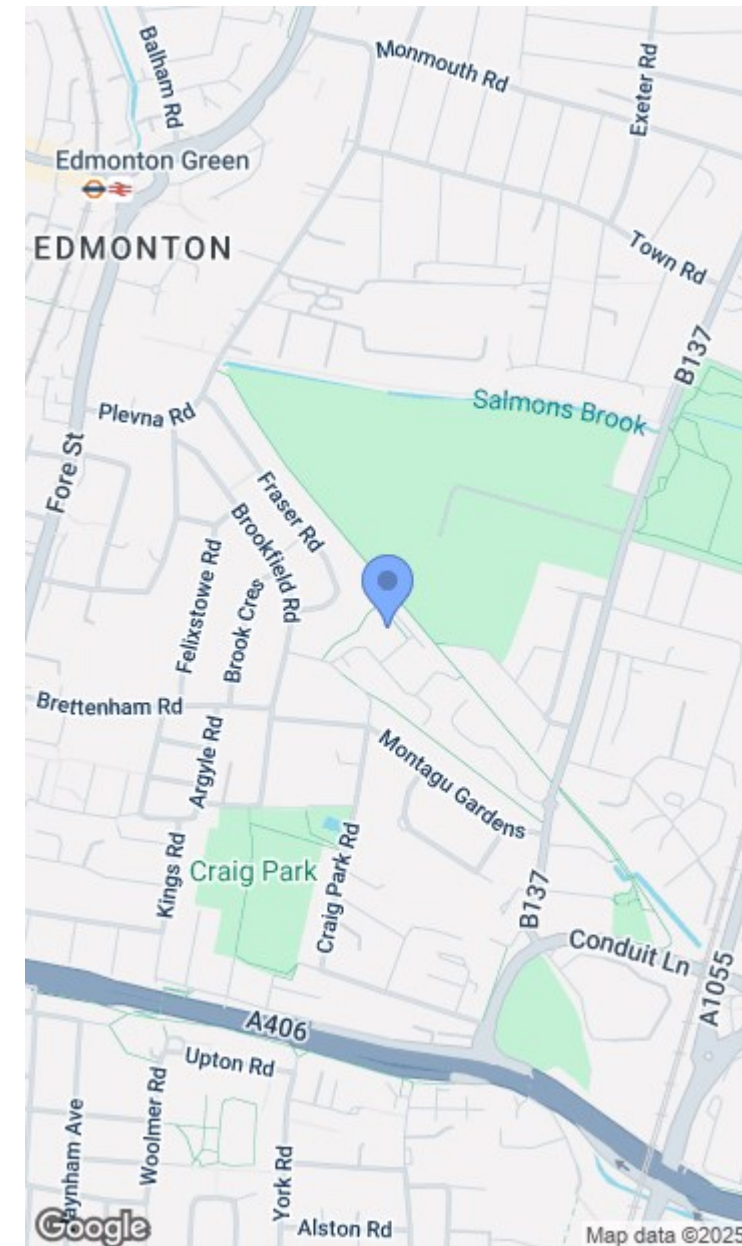
#### **KITCHEN**

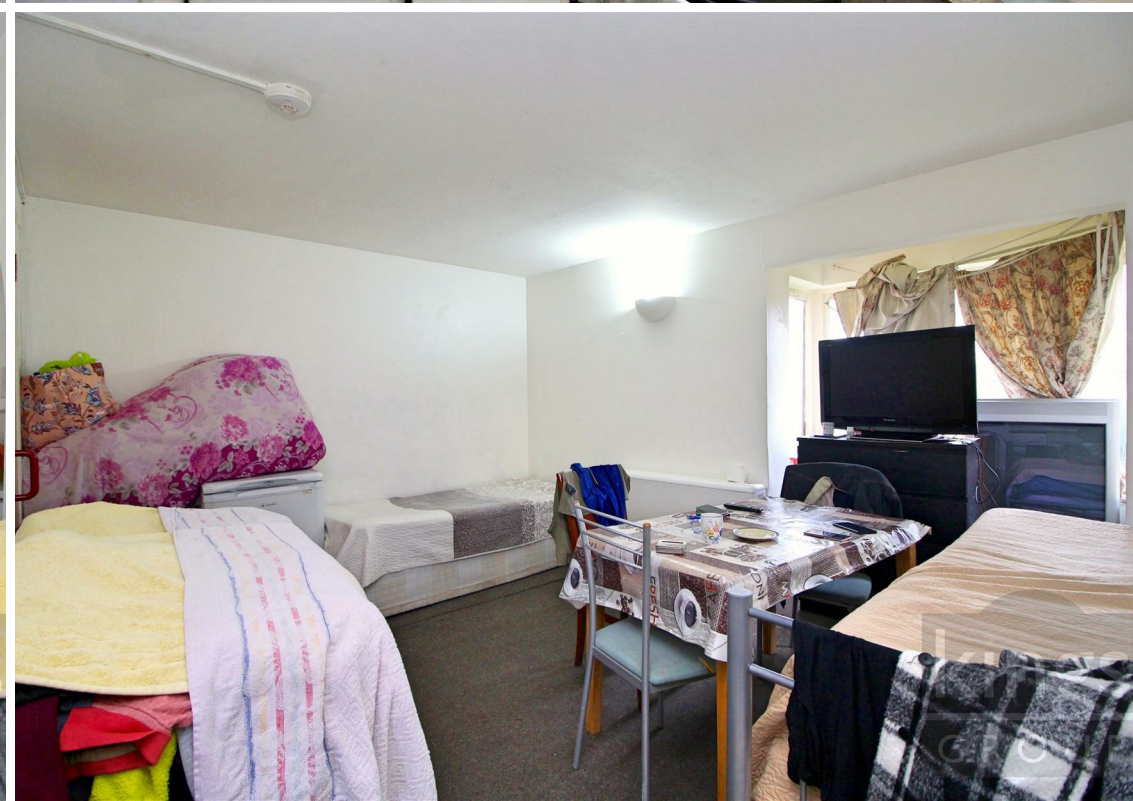
**7'4 x 5'7 (2.24m x 1.70m)**

#### **SHOWER ROOM**

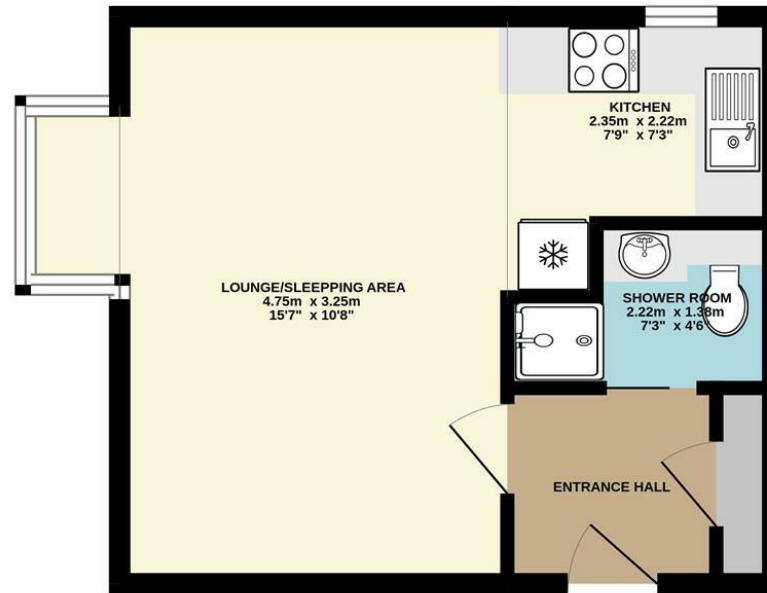
**4'6 x 4'6 (1.37m x 1.37m)**

- Studio Flat
- Open Plan Living/Sleeping Area
- Residents Parking & Communal Grounds
- 86 Year Lease Remaining
- Council Tax Band B





FIRST FLOOR  
27.2 sq.m. (292 sq.ft.) approx.



GRILSE CLOSE, EDMONTON, N9

TOTAL FLOOR AREA: 27.2 sq.m. (292 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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