



Barrowfield Close, N9 0HB
London



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- Kings Are Pleased To Present This
- Three Bedroom Split Level Maisonette
- Situated On The Second & Third Floors
- Spacious Lounge/Diner
- Balcony
- Upstairs Bathroom
- Store Shed
- 174 Year Lease Remaining
- Ground Rent £0, Service Charge £1,860.91
- Council Tax Band D

Offers Over £305,000



KINGS are pleased to present this Three Double Bedroom **SPLIT LEVEL MAISONETTE** with **BALCONY** access and a **174 YEAR LONG LEASE**. This very well presented and spacious property is laid out over the second and third floors featuring, a lounge/diner with balcony access and a generously sized separate kitchen.

Then upstairs there are three well proportioned bedrooms, family bathroom and separate **WC**. Further benefits include gas central heating, double glazing and plenty of built in storage including an **OUTDOOR STORE SHED**.

The promising **N9 LOCATION** means that Edmonton Green Train Station and Shopping Centre are within easy reach along with an array of local shops for convenience. The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band D

Lease - 174 Years Remaining

Ground Rent - £0 (Peppercorn)

Service Charge - £1,860.91 Per Annum

Construction Type - Standard, Ex-Local Authority

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

ENTRANCE HALLWAY

RECEPTION / DINING ROOM 19'1 x 13'7 (5.82m x 4.14m)

KITCHEN 11'5 x 8'4 (3.48m x 2.54m)

FIRST FLOOR LANDING

BEDROOM ONE 13'6 x 10'7 (4.11m x 3.23m)

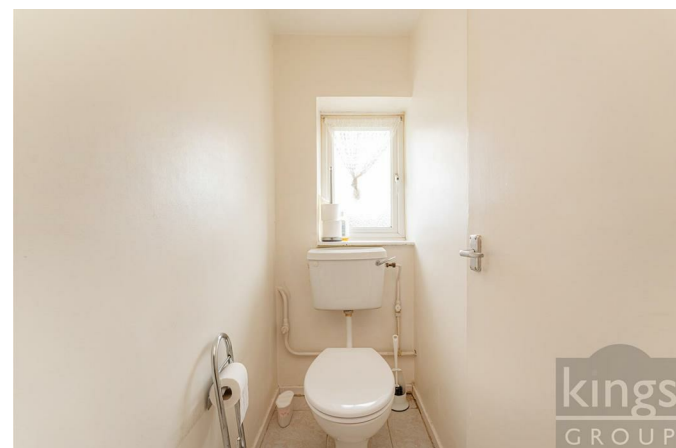
BEDROOM TWO 12'5 x 10'4 (3.78m x 3.15m)

BEDROOM THREE 10'8 x 8'7 (3.25m x 2.62m)

BATHROOM 5'5 x 5'2 (1.65m x 1.57m)

WC 5'5 x 2'8 (1.65m x 0.81m)

BALCONY 10'5 x 4'5 (3.18m x 1.35m)





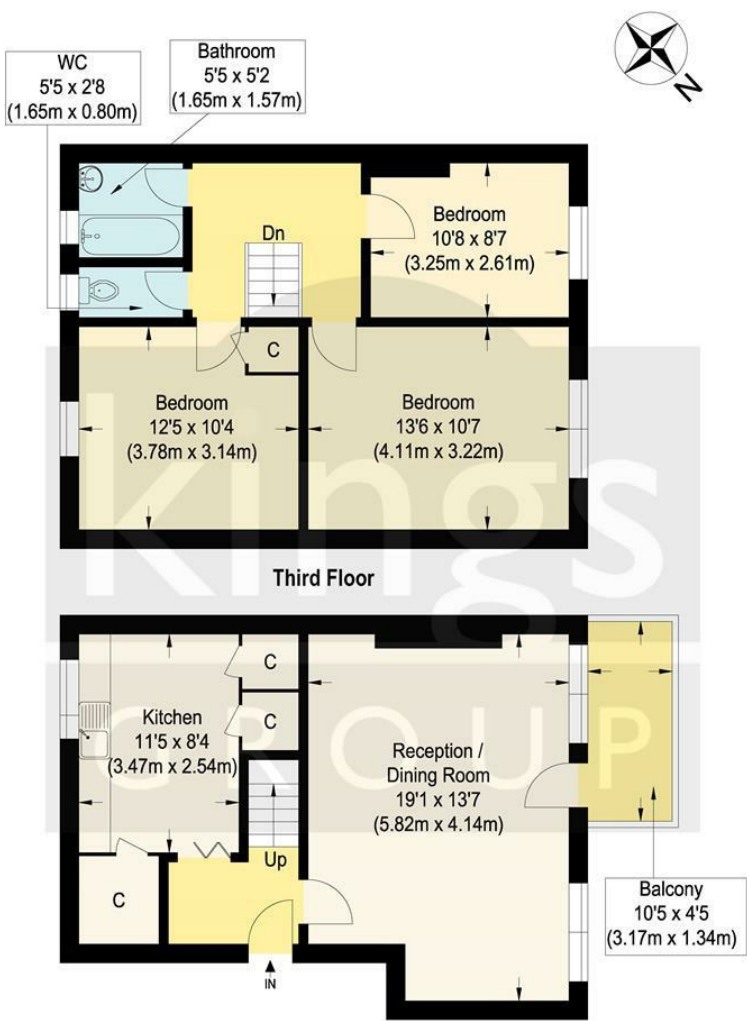
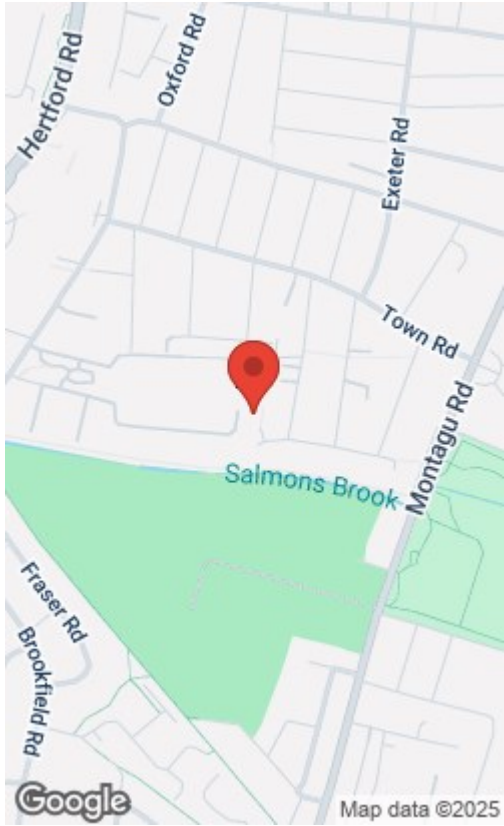
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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		



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Approximate Gross Internal Floor Area : 85.90 sq m / 924.61 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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