



## Barrowfield Close, N9 0HB

- 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)









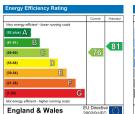


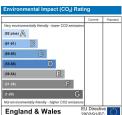


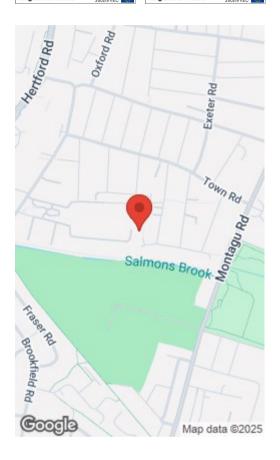


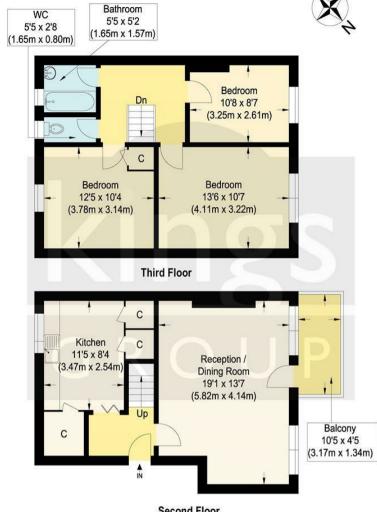












## Second Floor

## **Barrowfield Close**

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 6 Church Street, Edmonton, London, N9 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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