



Gareth Drive, N9 9YY
London





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Gareth Drive, N9 9YY

- Kings Are Pleased To Present This
- Two Double Bedroom Flat
- Situated On The Ground Floor
- Spacious 20ft Kitchen/Living Space
- Excellent Condition Throughout
- Residents Allocated Parking
- Walking Distance To Edmonton Green Station
- 105 Year Lease
- Ground Rent £200pa, Service Charge £2,394.06
- Council Tax Band C

Offers Over £300,000



KINGS are pleased to present this SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR FLAT set within the sought after and modern development of Gareth Drive. RECENTLY REFURBISHED and well maintained, this property is ready to move straight into and boasts a contemporary style throughout.

This property features a LARGE 20FT OPEN PLAN KITCHEN/LIVING AREA complete with a refitted integrated kitchen and ample space for daily tasks. The living area further benefits from a bespoke feature wall, adding a modern focal point to the space.

The property also comprises a good sized MODERN SHOWER ROOM WITH UTILITY SPACE, and a master bedroom with built-in wardrobe space, providing excellent storage. Additional benefits include ALLOCATED PARKING for residents, double glazing, and gas central heating.

Situated in a prime N9 location, residents are within walking distance of Edmonton Green Train Station and Edmonton Green Shopping Centre, offering a wide range of local shops, restaurants, and amenities. The area of Lower Edmonton, known locally as The Green, has seen extensive regeneration in recent years, including redesigned public spaces, improved transport links, and enhanced shopping facilities, while still proudly retaining its famous indoor market.

This property is ideal for first-time buyers, downsizers, and investors alike, offering modern living with excellent connections in a vibrant and evolving area.

Council Tax Band C

Lease - 105 Years Remaining (125 years from 1 September 2005)

Service Charge - £2394.06 Per Annum

Ground Rent - £200 Per Annum

Construction Type - Standard (Brick, Tile)

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

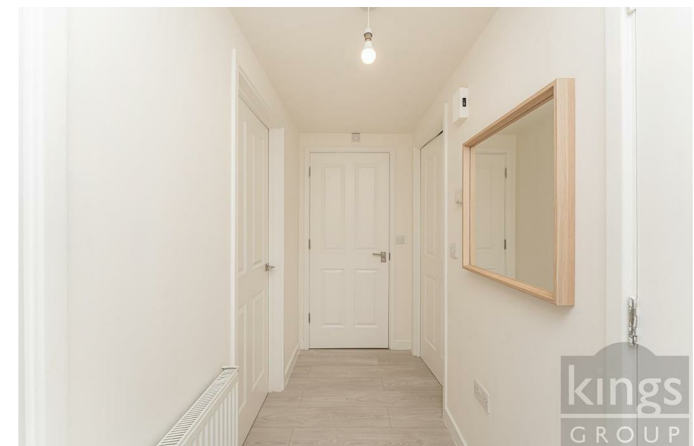
ENTRANCE HALLWAY

KITCHEN / LOUNGE 20'8 x 13'4 (6.30m x 4.06m)

BEDROOM ONE 11'1 x 10'9 (3.38m x 3.28m)

BEDROOM TWO 11'1 x 10'11 (3.38m x 3.33m)

SHOWER ROOM 7'10 x 6'7 (2.39m x 2.01m)





No Ball Games

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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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		

GROUND FLOOR
59.3 sq.m. (638 sq.ft.) approx.



GARETH DRIVE, EDMONTON, N9
TOTAL FLOOR AREA : 59.3 sq.m. (638 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.

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