



## Gareth Drive, N9 9YY

KINGS are pleased to present this Two Double Bedroom Flat in the sought after modern development of Gareth Drive, available with NO ONWARD CHAIN. This spacious third floor property has plenty of benefits such as a large 20FT OPEN PLAN LOUNGE/KITCHEN SPACE, a good sized modern bathroom and an EN-SUITE SHOWER ROOM to the master bedroom. Further features include ALLOCATED PARKING for residents, double glazing throughout and gas central heating.

The CENTRAL N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within WALKING DISTANCE along with an array of local shops and restaurants 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 C

Lease - 104 Years Remaining (125 Years From 1 September 2005)

Service Charge - £2,394.06 Per Annum

Ground Rent - £200 Per Annum

Construction Type - Standard (Brick, Tile)

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

£290,000









- Kings Are Pleased To Present This
- Situated On The Third Floor
- Gas Central Heating, Double Glazing & Residents Parking
- Ground Rent £200pa, Service Charge £2,394.068pa
- Chain Free

**ENTRANCE HALL 12'04" x 3'11 (3.76m x 1.19m)** 

LOUNGE / KITCHEN 20'08" x 11'10" (6.30m x 3.61m)

BATHROOM 7'10" x 6'07" (2.39m x 2.01m)

BEDROOM ONE 11'01" x 10'03" (3.38m x 3.12m)

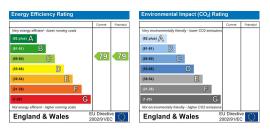
ENSUITE 8'02" x 2'11" (2.49m x 0.89m)

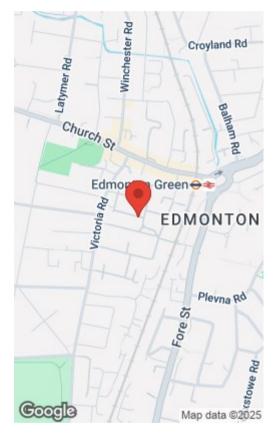
**BEDROOM TWO 8'09 x 15' (2.67m x 4.57m)** 

- Two Double Bedroom Flat
- 20ft Open Plan Lounge/Kitchen & Ensuite
- 104 Year Lease Remaining
- Walking Distance To Edmonton Green Train Station
- Council Tax Band C



## THIRD FLOOR 63.3 sq.m. (681 sq.ft.) approx.







## GARETH DRIVE, EDMONTON, N9

TOTAL FLOOR AREA: 63.3 sq.m. (681 sq.ft.) approx.

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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