



Nightingale Road, N9 8PS
London





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- Kings Are Pleased To Present This
- Two Double Bedroom Flat
- Situated On The Second Floor
- 16ft Lounge/Diner & Separate Kitchen
- Outside Brick Storage Shed
- Gas Central Heating & Double Glazing
- 173 Year Lease
- Service Charge £2,058.76pa, Ground Rent £10pa
- Chain Free
- Council Tax Band C

£275,000



KINGS are pleased to present this spacious TWO DOUBLE BEDROOM FLAT situated on the second floor, with a LONG LEASE available on a CHAIN FREE basis. The property benefits from an 16FT LOUNGE/DINER, a good sized separate kitchen, a family bathroom and plenty of built in storage throughout. Further features include double glazed windows, gas central heating, an OUTSIDE BRICK STORAGE SHED, and well kept communal gardens to the rear.

The convenient location means that local shops, bus services and popular schools are WITHIN WALKING DISTANCE, whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy. Edmonton Green's shopping centre and train station are also close by. In our opinion this is ideal for a first time buyer wanting to get on the property ladder or as an investment.

Council Tax Band C

Lease - 173 Years Remaining (215 years from 21 May 1984)

Service Charge - £2,058.76 Per Annum

Ground Rent - £10 Per Annum

Construction Type - Standard (Brick, Tile), Ex-Local Authority

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

ENTRANCE HALLWAY

RECEPTION ROOM 16'5 x 11'10 (5.00m x 3.61m)

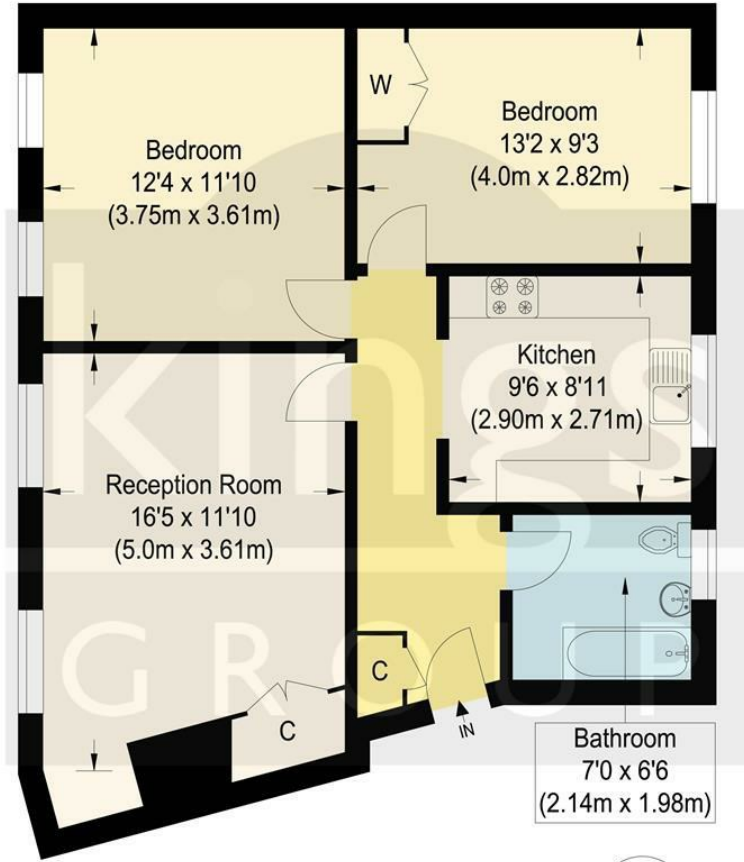
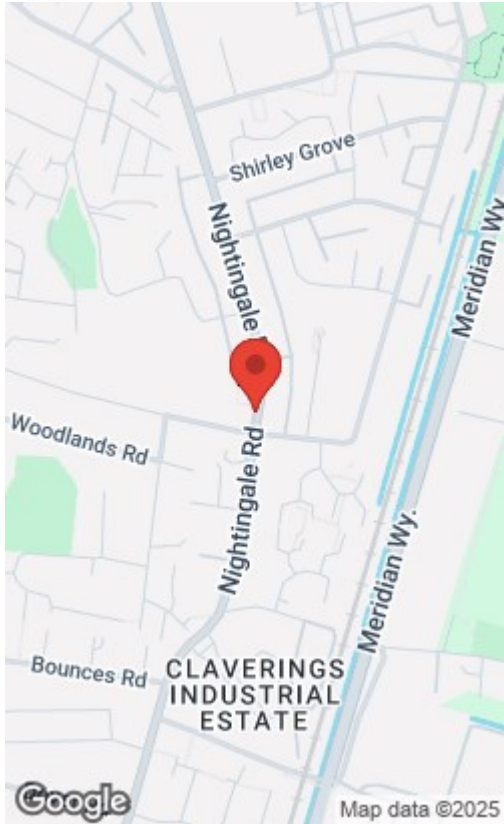
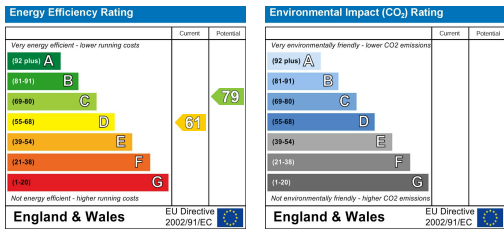
KITCHEN 9'6 x 8'11 (2.90m x 2.72m)

BEDROOM ONE 12'4 x 11'10 (3.76m x 3.61m)

BEDROOM TWO 13'2 x 9'3 (4.01m x 2.82m)

BATHROOM 7'0 x 6'6 (2.13m x 1.98m)





Second Floor

Nightingale Road, N9

Approximate Gross Internal Floor Area : 65.90 sq m / 709.34 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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