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Warwick Road, Edmonton, N18 1RT
£245,000

- Kings Are Pleased To Present This
- Within A Victorian End Of Terrace House
- Dedicated Own Front Entrance
- Spacious Rooms & High Ceilings
- Ideal First Home Or Investment

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this **LARGER THAN AVERAGE** One Bedroom Converted Apartment complete with a 900 YEAR LONG LEASE AND A SHARE OF FREEHOLD. This period property benefits from its **OWN PRIVATE ACCESS** which stands out from others that usually share the same entrance. Features include a double bedroom, a good sized separate kitchen, a spacious reception room, a three piece bathroom suite, whilst also including gas central heating and double glazing.

The **CHAIN FREE** property offers easy access to the A10 and A406 roads and is ideally situated close to Pymmes Park with local shops and popular schools close by. It is also within **WALKING DISTANCE** of Silver Street train station with a regular service to the city. In our opinion with all the attributes on offer it would make a perfect first home or investment opportunity.

DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALLWAY

6'2 x 3'5 (1.88m x 1.04m)

With coved ceiling, Tv point, laminated wood style floor, doors to:

RECEPTION

17'3 into 15'3 x 11'5 (5.26m into 4.65m x 3.48m)

With double glazed window to front, double radiator, Tv point, laminated wood style floor,

KITCHEN

13'1 x 11'3 (3.99m x 3.43m)

With double glazed window to rear gardens, range of

wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, hob, extractor, double radiator, Tv point, coved ceiling, tiled floor

STAIRCASE TO FIRST FLOOR LANDING

16'1 x 5'2 (4.90m x 1.57m)

With coved ceiling, single radiator, laminated wood style floor, doors to:

BEDROOM ONE

14'7 into 12'7 x 11'4 (4.45m into 3.84m x 3.45m)

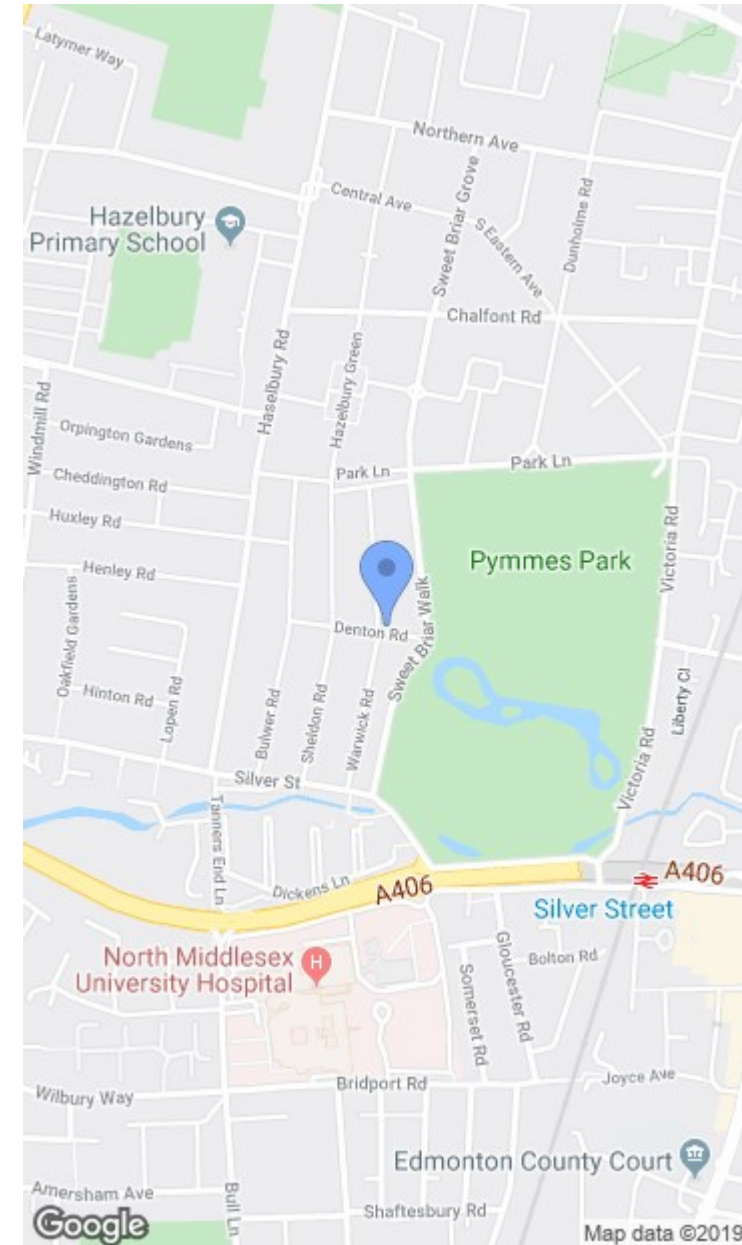
With double glazed window to rear gardens, coved ceiling, wardrobes, single radiator, Tv point, laminated wood style floor

BATHROOM/WC

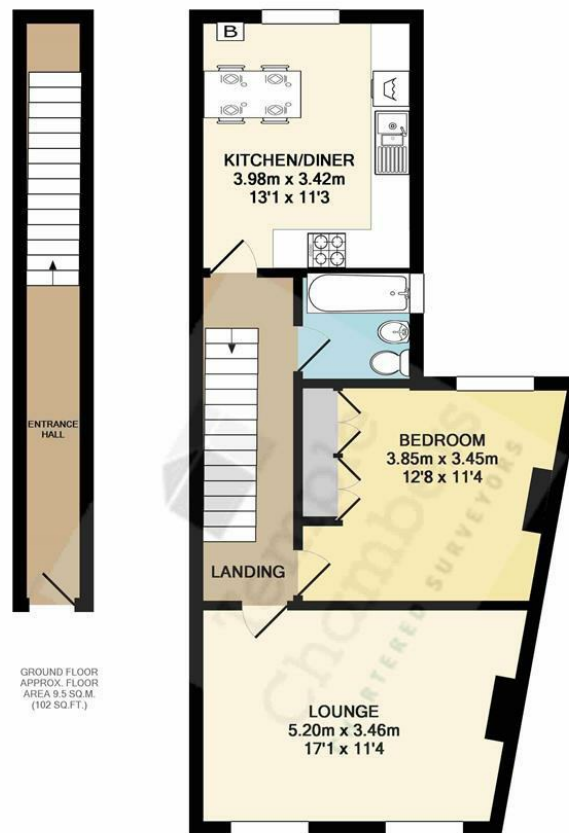
6'9 x 7'8 (2.06m x 2.34m)

With double glazed frosted window to side, low level wc,, pedestal wash hand basin, panel enclosed bath with shower, single radiator, coved ceiling, tiled walls and floor

- One Bedroom Converted Apartment
- 900 Year Lease & Share Of Freehold
- Walking Distance To Silver Street Station
- Double Glazed & Gas Central Heating
- Chain Free







GROUND FLOOR
APPROX. FLOOR
AREA 9.5 SQ.M.
(102 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 55.0 SQ.M.
(592 SQ.FT.)

WARWICK ROAD, EDMONTON, N18
TOTAL APPROX. FLOOR AREA 64.5 SQ.M. (694 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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