



Swaythling Close, N18 2QG  
London







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# Swaythling Close, N18 2QG

KINGS are pleased to present this recently renovated Two Bedroom Flat with an attractive 965 YEAR LONG LEASE. The property is situated on the GROUND FLOOR in a purpose built development complete with RESIDENTS PARKING and is available CHAIN FREE. Features include a spacious dual aspect 19FT LOUNGE/DINER, a good sized fitted kitchen, a well presented bathroom, built-in storage to bedrooms and DOUBLE GLAZED WINDOWS.

Being situated just East of Fore Street there are local shops and restaurants within easy reach along with good access to the A406 North Circular Road. It is also close by to the planned MAJOR REGENERATION project Meridian Water taking place in and around Meridian Way/Angel Road, offering a wealth of new infrastructure and amenities including the soon to be MERIDIAN WATER TRAIN STATION.

Council Tax Band C  
Lease - 965 Years Remaining (999 Years From 1 January 1989)  
Service Charge - £2,089.78 Per Annum/£174.14 Per Month  
Ground Rent - Peppercorn

£265,000



- Kings Are Pleased To Present This
- Situated On The Ground Floor
- 19ft Dual Aspect Lounge/Diner
- 965 Year Lease
- Chain Free

- Two Bedroom Flat
- Recently Renovated
- Residents Parking & Double Glazing
- Ground Rent £0, Service Charge £2,089.78pa
- Council Tax Band C

#### FRONT DOOR TO:

##### **ENTRANCE HALLWAY 16'08 x 3'01 (5.08m x 0.94m)**

With textured ceiling, storage cupboards, electric heater, telephone point, laminated wood style flooring.

##### **RECEPTION ROOM 19'8 x 9'11 (5.99m x 3.02m)**

With double glazed bay window to front and window to rear aspect, coved and textured ceiling, dado rail, electric heater, telephone point, television point, power points, laminated wood style flooring.

##### **KITCHEN 8'7 x 6'3 (2.62m x 1.91m)**

With double glazed window to front aspect, coved and textured ceiling, tiled splash backs, range of wall and base units with roll top work surfaces, integrated electric oven and hob with hood fan, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, laminated wood style flooring.

##### **BEDROOM ONE 12'04 x 8'06 (3.76m x 2.59m)**

With double glazed window to front aspect, textured ceiling, fitted wardrobe, electric heater, power points, carpeted.

##### **BEDROOM TWO 8'07 x 5'10 (2.62m x 1.78m)**

With double glazed window to front aspect, textured ceiling, fitted wardrobe, electric heater, power points, carpeted.

##### **BATHROOM 6'03 x 5'07 (1.91m x 1.70m)**

With tiled walls, extractor fan, panel enclose bath with shower attachment, pedestal wash basin low level W.C, lino flooring.







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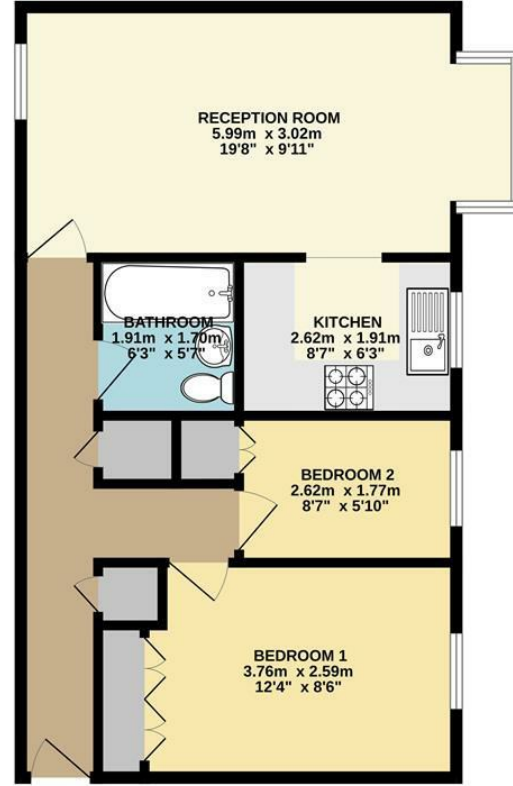
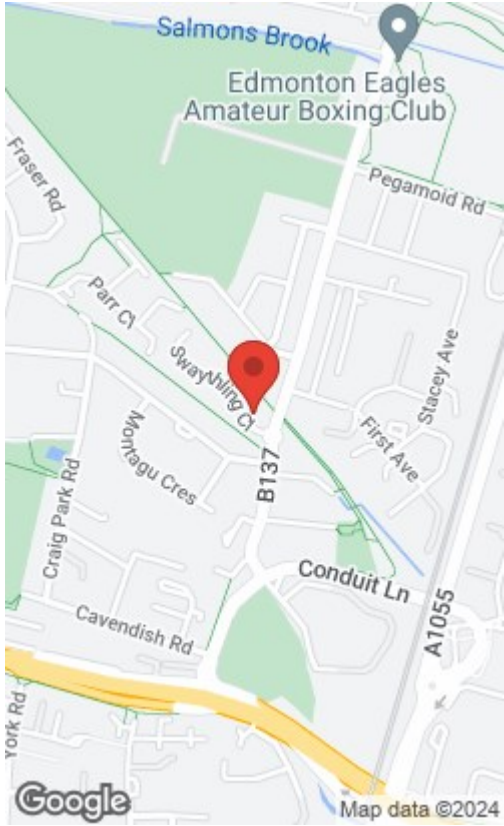
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(29-34) <b>E</b>	
(21-38) <b>F</b>		(11-34) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GROUND FLOOR  
50.2 sq.m. (540 sq.ft.) approx.



SWAYTLING CLOSE, N18

TOTAL FLOOR AREA: 50.2 sq.m. (540 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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