

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

## KENWOOD HOUSE, CYPRUS AVENUE, N9



A two bedroom apartment located upon the first floor of this well maintained purpose built block, closely located for the many amenities of Edmonton Green. The property has been maintained to a good standard throughout and extends to approximately 600 sq ft. The accommodation comprises large reception room, with fully applianced (semi open-plan) kitchen, master bedroom to front aspect, further bedroom with views over communal gardens, fully tiled family bathroom suite and numerous in-built storage solutions. Benefits include communal gardens and secure off street parking. The property is presently Let and would be of interest to buy to let investors.

Cyprus Road is very well located being within walking distance of the shops and amenities of Edmonton Green. Edmonton Green and Silver Street Overground stations are all within walking distance of the property and the A10 (Great Cambridge Road), is very closely located providing road access to The City, West End and beyond.

**£250,000 (Subject To Contract)**

**Leasehold**

0208 350 8936

**ZOOPLA**

**rightmove**   
find your happy

[move@novusresidential.co.uk](mailto:move@novusresidential.co.uk)

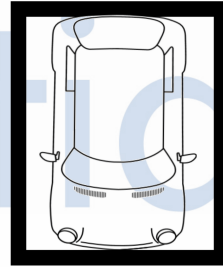
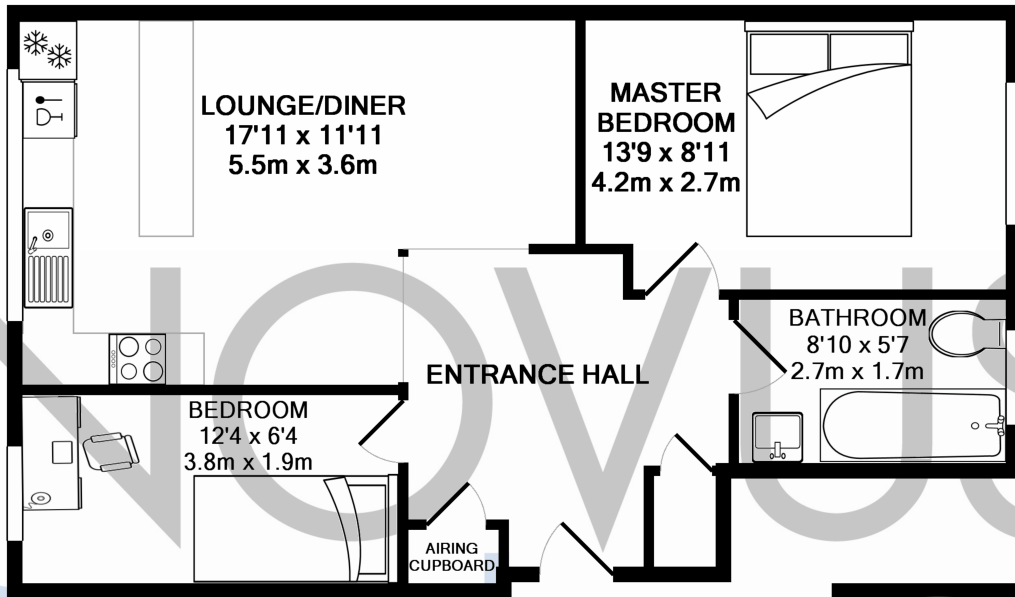
**PRS** Property  
Redress  
Scheme





|                 |   |
|-----------------|---|
| Council Tax -   | <b>B     £1,432 (Enfield)</b>                     |
| Tenure:         | <b>Leasehold<br/>90 years unexpired (approx.)</b> |
| Ground Rent:    | <b>£10   Per Annum</b>                            |
| Service Charge: | <b>£900   Per Annum (approx.)</b>                 |

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
- Any floor plan provided is for representation purposes only, measurements are approximate and should not be relied upon, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.
- We have not tested any services, systems and appliances mentioned and we cannot verify that they are in working order.
- Should you have a query or complaint about our service, please contact us at [move@novusresidential.co.uk](mailto:move@novusresidential.co.uk).



TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

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

Made with Metropix ©2013