



Acworth Close, N9 8PJ  
London

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# Acworth Close, N9 8PJ

- Kings Are Pleased To Present This
- One Bedroom First Floor Flat
- Recently Redecorated & Refitted Carpets
- 17ft Lounge/Diner & Separate Kitchen
- Double Glazed Windows
- Residents Parking
- 86 Year Lease
- Service Charge £2,361.28pa, Ground Rent £140pa
- Chain Free
- Council Tax Band B

Offers Over £185,000



KINGS are pleased to present this IMMACULATE One Bedroom Flat situated on the FIRST FLOOR of a quiet purpose built development, available on a CHAIN FREE basis. The RECENTLY REDECORATED property complete with REFITTED CARPETS features a 17FT LOUNGE/DINER leading to a separate fitted kitchen, along with a good sized bathroom and a spacious bedroom. Further benefits include DOUBLE GLAZED WINDOWS, storage solutions and RESIDENTS PARKING.

Located just off Hertford Road, the property is within walking distance of local shops, popular schools and is also within easy reach of the shopping centre, bus terminal and train station at Edmonton Green. We feel this would make an ideal starter home for first time buyers or a sound investment with a strong return.

Council Tax Band B

Lease - 86 Years Remaining (125 years from 1 July 1987)

Service Charge - £2,361.28 Per Annum

Ground Rent - £140 Per Annum

Construction Type - Standard (Brick, Tile)

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



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#### ENTRANCE HALL

**LOUNGE/DINER 17'5 x 9'10 (5.31m x 3.00m)**

**KITCHEN 8'2 x 6'11 (2.49m x 2.11m)**

**BEDROOM 13'5 x 9'10 (4.09m x 3.00m)**

**BATHROOM 7'10 x 5'3 (2.39m x 1.60m)**



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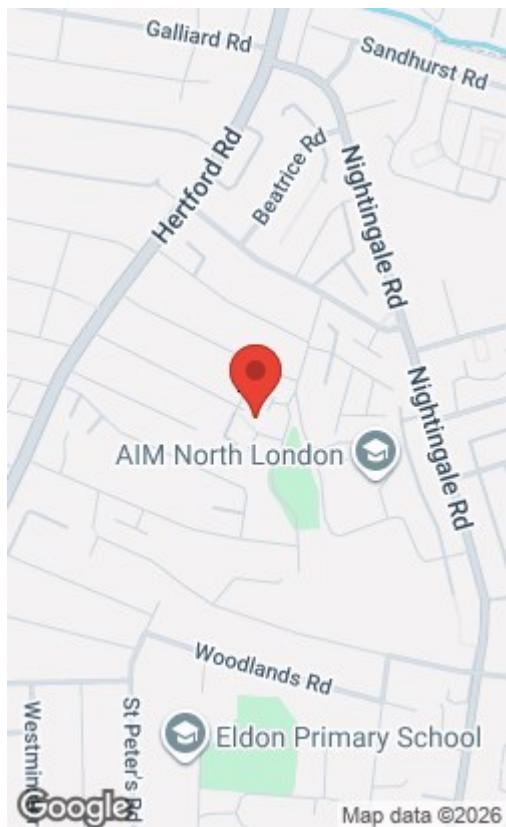




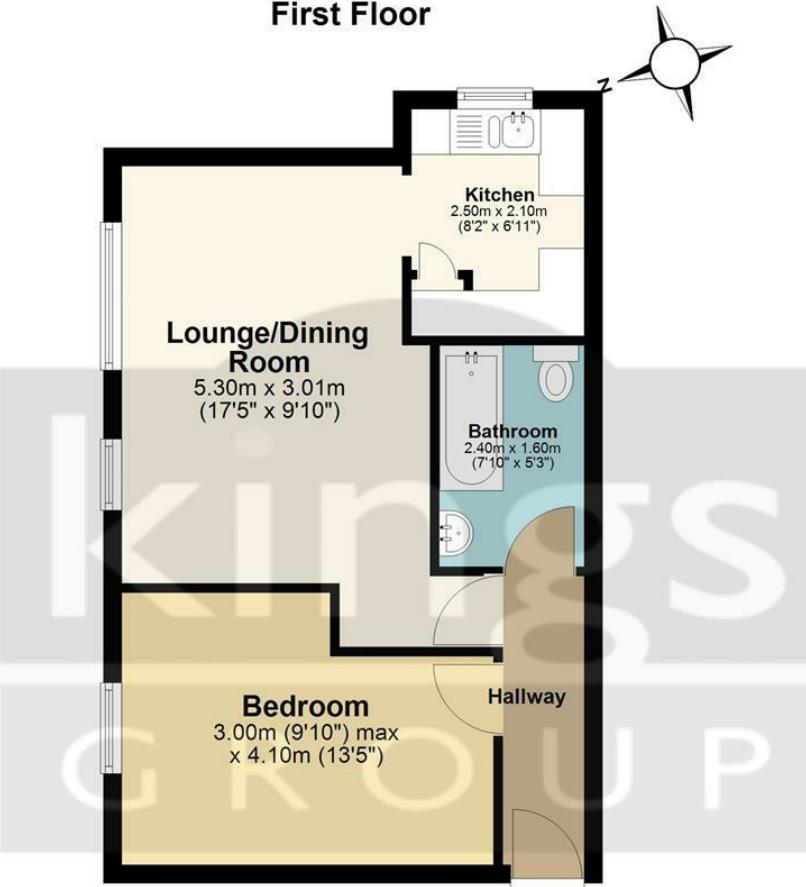


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



## First Floor



Total area: approx. 38.8 sq. metres (417.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Acworth Close

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.