



St. Edmunds Road, N9 7PJ
London

202 - 216
ST EDMUNDS

CEN 950





St. Edmunds Road, N9 7PJ

- Kings Are Pleased To Present This
- Three Bedroom First Floor Flat
- Well Presented Throughout
- Spacious 17FT Lounge/diner
- Modern Fitted Kitchen & Shower Room
- Three Well Proportioned Bedrooms
- Outside Store Shed
- Service Charge £1,400 Per Annum (TBC)
- Ground Rent - £10 Per Annum
- 87 year lease
- Chain Free

£310,000



KINGS are pleased to present this CHAIN FREE, WELL PRESENTED THREE BEDROOM FIRST FLOOR FLAT situated on St Edmunds Road, N9. Offering generous living accommodation throughout, the property benefits from a 17FT LOUNGE/DINER, a good sized MODERN FITTED KITCHEN, three well proportioned bedrooms and a contemporary shower room.

The property is presented in GOOD CONDITION THROUGHOUT, making it an ideal opportunity for first time buyers, families or investors looking for a home ready to move into. Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING, AMPLE BUILT IN STORAGE and a dedicated OUTSIDE STORE SHED.

Conveniently located, the property offers easy access to Hertford Road and the A10, with a range of local shops, schools and amenities all within easy reach. Jubilee Park is nearby for locals to enjoy, while Edmonton Green, Southbury and Bush Hill Park Train Stations provide convenient transport links for commuters travelling into the City.

Council Tax Band C
Lease - 87 Years Remaining (125 Years From 1 April 1989)
Service Charge - £1,400 Per Annum (£116.66 Per Month) (TBC)
Ground Rent - £10 Per Annum
Construction Type - Standard (Brick, Tile), Ex-Local Authority
Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

- ENTRANCE HALLWAY
- LIVING ROOM/DINING ROOM 17'7 x 11'6 (5.36m x 3.51m)
- KITCHEN 11'4 x 6'7 (3.45m x 2.01m)
- SHOWER ROOM 7'3 x 6'6 (2.21m x 1.98m)
- BEDROOM ONE 10'6 x 11'6 (3.20m x 3.51m)
- BEDROOM TWO 10'7 x 9'10 (3.23m x 3.00m)
- BEDROOM THREE 7'3 x 8'5 (2.21m x 2.57m)
- STORE









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



First Floor

Approx. 67.2 sq. metres (723.8 sq. feet)



Total area: approx. 67.2 sq. metres (723.8 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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Plan produced using PlanUp.

St Edmunds Road

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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