



Barbot Close, N9 9XQ
London





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- Kings Are Pleased To Present This
- Studio Flat With Separate Sleeping Area
- Situated On The Ground Floor
- Separate Modern Kitchen
- Refitted Double Glazing & Gas Central Heating
- Residents Parking & Communal Grounds
- Walking Distance To Edmonton Green Train Station
- 90 Year Lease
- Service Charge £1798.06 pa, Ground Rent £160pa
- Chain Free

£170,000



KINGS are pleased to present this CHAIN FREE Studio Flat with a SEPARATE SLEEPING AREA in a central N9 location. The property is situated on the GROUND FLOOR of this purpose built development with communal grounds and benefits from RESIDENTS PARKING. Features include a SEPARATE MODERN KITCHEN, a good size living space, BUILT IN WARDROBES to the bedroom area, along with both REFITTED DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING.

Edmonton Green Train Station and Shopping Centre are WITHIN WALKING DISTANCE keeping commuters well connected to the city, there are also an array of local shops and restaurants close by for convenience. The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band A

EPC Rating C

Lease - 90 Years Remaining (125 Years From 1 January 1992)

Service Charge - £1798.06 Per Annum/£149.84 Per Month

Ground Rent - £160 Per Annum

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY 3'11 x 3'9 (1.19m x 1.14m)

With textured ceiling, storage cupboard, power points, laminated wood floor.

LOUNGE 11'11 x 10'5 (3.63m x 3.18m)

With single glazed window to front, textured ceiling, single radiator, TV point, telephone point, power points, laminated wood style floor.

KITCHEN 6'9 x 6'9 (2.06m x 2.06m)

With single glazed window to front, textured ceiling, range of base and wall roll top work over, stainless steel sink unit, integrated gas hob/ electric oven, space for fridge/freezer, plumbed for washing machine, extractor hood, power points, tiled floor

BEDROOM 9'2 x 8'9 (2.79m x 2.67m)

With textured ceiling, fitted wardrobes, power points, laminated wood style floor.

BATHROOM 6'7 x 5'7 (2.01m x 1.70m)

With textured ceiling, part tiled walls, heated towel rail, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level W.C, tiled floor.

EXTERIOR: COMMUNAL GROUNDS AND RESIDENTS PARKING





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	



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.

GROUND FLOOR
29.0 sq.m. (312 sq.ft.) approx.



BARBOT CLOSE, EDMONTON, N9

TOTAL FLOOR AREA : 29.0 sq.m. (312 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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