



Beechwood Mews, N9 9XH  
Edmonton





kings  
GROUP

## Beechwood Mews, N9 9XH

- Kings Are Pleased To Present This
- Two Bedroom First Floor Flat
- Excellent Condition Throughout
- Modern Kitchen & Shower Room
- Large Georgian Style Double Glazed Windows
- Smart Digital Electric Heating
- Residents Permit Parking
- Long 150 Year Lease
- £0 Ground Rent & Inclusive Water Rates
- Walking Distance To Edmonton Green Station

£300,000



kings  
GROUP



kings  
GROUP



kings  
GROUP



kings  
GROUP

KINGS are pleased to present this SPACIOUS TWO BEDROOM FIRST FLOOR FLAT, set within an attractive and exclusive Georgian style development in the heart of N9. Beautifully maintained throughout and presented in EXCELLENT CONDITION, this impressive home benefits from an EXTENDED 150 YEAR LEASE, inclusive water rates, no ground rent, and RESIDENTS PERMIT PARKING.

Bright and airy throughout, the property enjoys an abundance of natural light thanks to its large floor-to-ceiling DOUBLE GLAZED WINDOWS. Additional features include an entry phone system and SMART ELECTRIC HEATING with individual digital thermostats and programmable controls for enhanced comfort and efficiency.

The accommodation comprises a welcoming entrance hall with generous storage cupboards, an L-SHAPED LOUNGE/DINER offering versatile living and dining space, a MODERN FITTED KITCHEN complete with an induction hob, and a stylish LUXURY SHOWER ROOM.

Ideally positioned WITHIN WALKING DISTANCE of Edmonton Green train station, providing regular services into LONDON LIVERPOOL STREET IN UNDER 30 MINUTES, the property also offers excellent access to the A10 and A406. Edmonton Green Shopping Centre is conveniently close by, while a variety of local shops, cafes, and restaurants are just moments away. Offering a superb combination of location and condition, we believe this property will appeal to both first time buyers and investors alike.

Council Tax Band C

EPC Rating E

Lease - 150 Years Remaining (From 22 December 2020 until 24 March 2177)

Service Charge - £3856.22 Per Annum (Includes Insurance, Reserve Fund and Water Rates)

Ground Rent - £0 (Peppercorn)

Construction Type - Standard

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

**ENTRANCE HALL 9'0 x 8'0 (2.74m x 2.44m)**

**LOUNGE/DINER 13'1 x 13'1 (3.99m x 3.99m)**

**KITCHEN 8'11 x 7'0 (2.72m x 2.13m)**

**BEDROOM ONE 10'11 x 10'1 (3.33m x 3.07m)**

**BEDROOM TWO 10'11 x 7'1 (3.33m x 2.16m)**

**SHOWER ROOM/WC 9'0 x 5'0 (2.74m x 1.52m)**





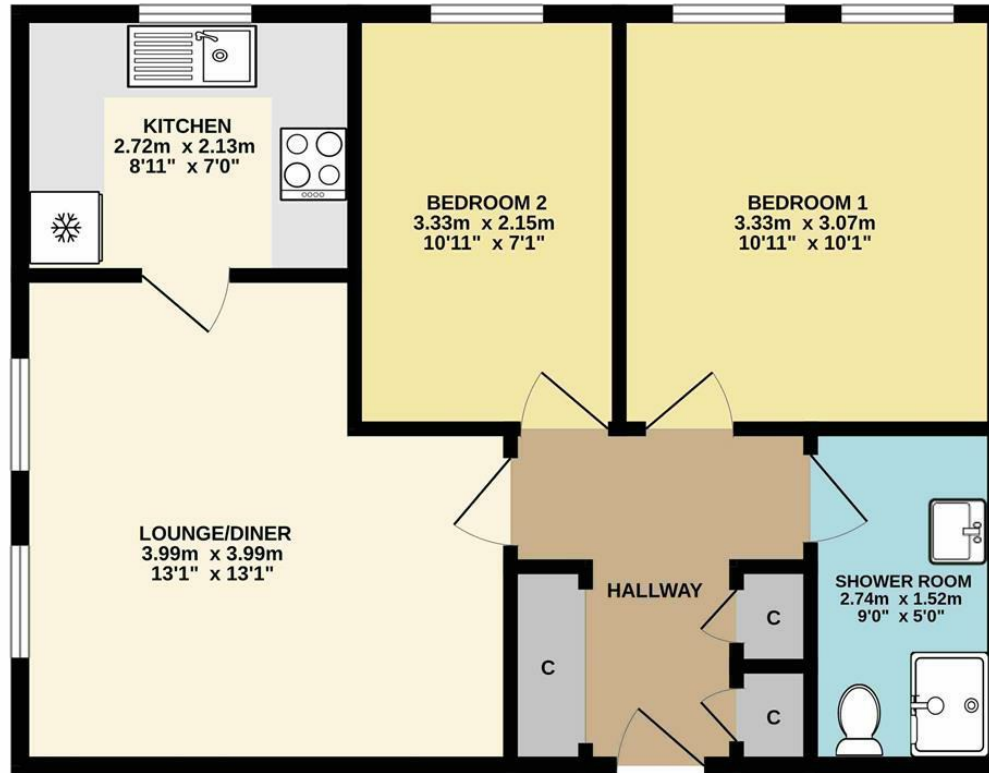
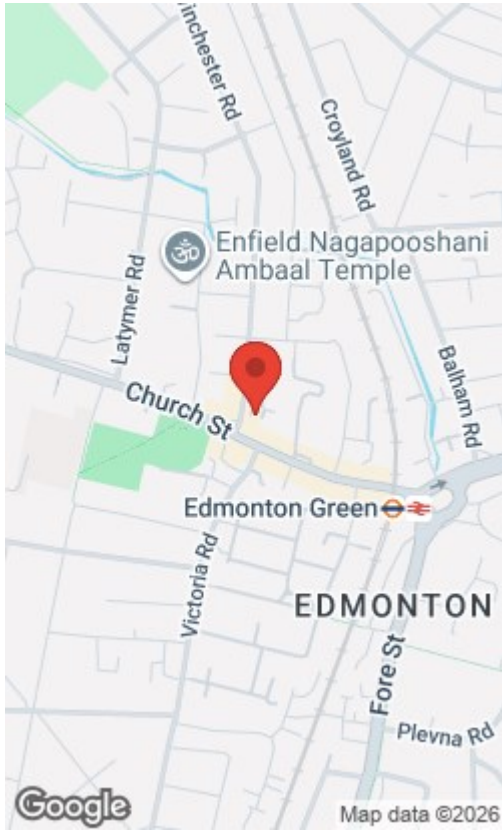
**kings**  
GROUP





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>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <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>67</b>	<b>48</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

FIRST FLOOR  
56.0 sq.m. (603 sq.ft.) approx.



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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

[www.kings-group.net](http://www.kings-group.net)

