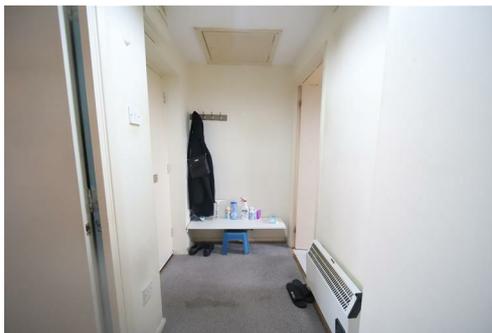




**Bunting Close, London, N9 8UF**  
**£210,000**

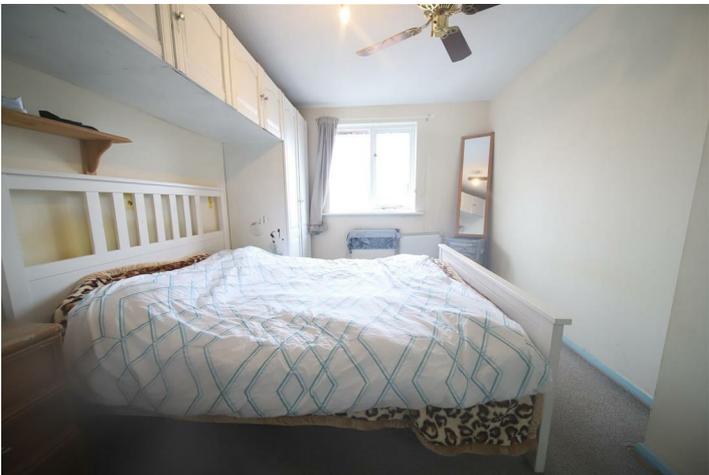
LONG LEASE OF APPROX 154 YEARS! Unique Estates are pleased to offer this 1 bedroom 2nd floor flat for sale in a purpose built block, the property is located in Edmonton N9 in a residential development, Bunting Close, which benefits from communal gardens, off street parking bays and is close to transport links. The property has a 3 piece bathroom with bath and a power shower, a fitted kitchen, double glazed windows, entry phone system, bedroom with fitted wardrobe and is available for viewings now. The current lease is 154 years, service charge £119.98 per month and ground rent is £250 per year. Suitable for buy to let investment current tenant is paying £1,100pcm. CAN BE SOLD VACANT CHAIN FREE



**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

Email: [info@uniqueestates.co.uk](mailto:info@uniqueestates.co.uk) Web: [www.uniqueestates.co.uk](http://www.uniqueestates.co.uk)

Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB. Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



**The property Misdescriptions Act 1991**

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.