



Causeyware Road, N9 8BL  
London





## Causeyware Road, N9 8BL

- Kings Are Pleased To Present This
- One Bedroom Flat
- Situated On Thje Ground Floor
- Refitted Modern Kitchen
- 15ft Dual Aspect Lounge/Diner
- Double Glazed Windows
- Residents Parking
- 86 Year Lease
- Service Charge £2,385.91pa, Ground Rent £140pa
- Council Tax Band B

£185,000



KINGS are pleased to present this One Bedroom Flat situated on the GROUND FLOOR of a quiet purpose built development. The property features a 15FT DUAL ASPECT LOUNGE leading to a REFITTED MODERN 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

EPC Rating C

Lease - 86 Years Remaining (125 years from 1.7.1987)

Service Charge - £2,385.93 Per Annum

Ground Rent - £140 Per Annum

Construction Type - Standard (Brick, Tile)

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



#### ENTRANCE HALL

LIVING ROOM/DINER 15'1 x 13'5 (4.60m x 4.09m)


KITCHEN 8'2 x 7'10 (2.49m x 2.39m)

BEDROOM 10'2 x 13'5 (3.10m x 4.09m)

BATHROOM 8'2 x 5'7 (2.49m x 1.70m)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 41.6 sq. metres (447.4 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.□

**Nathan Court**

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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