

Gareth Drive, Edmonton, N9 9YY



£1,800

Kings Group are delighted to offer this 2 bedroom second floor flat in Gareth Drive. This unfurnished property comprises two double bedrooms, 3 piece bathroom, en-suite and a spacious open plan kitchen/reception room. Located a short walk to Edmonton Green boasting great transport links around London as well as being surrounded by many shops/amenities. Residents benefit from an entry phone system and parking. Contact our Edmonton office now to book in a viewing!

COMMUNAL FRONT DOOR TO

COMMUNAL ENTRANCE HALLWAY TO

STAIRCASE TO SECOND FLOOR LANDING TO

OWN FRONT DOOR TO

ENTRANCE HALLWAY

With single radiator, entryphone, storage, carpet, doors to:

OPEN PLAN LOUNGE/KITCHEN 20'8 x 12'3 (6.30m x 3.73m)

With three double glazed windows to front, two single radiators, Tv point, telephone point, carpet.

KITCHEN AREA

With range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas oven, hob, extractor, spotlights, tiled floor.

BEDROOM ONE

11'2 x 10'4 (3.40m x 3.15m)

With double glazed window to rear, storage, Tv point telephone point, double radiator, carpet. to:

EN-SUITE SHOWER/WC

8'4 x 2'11 (2.54m x 0.89m)

With low level wc, wall mounted wash hand basin, shower, part tiled walls, lino floor.

BEDROOM TWO

11'9 x 10'10 (3.58m x 3.30m)

With double glazed window to rear, single radiator, telephone point, TV point, carpet.

BATHROOM/WC

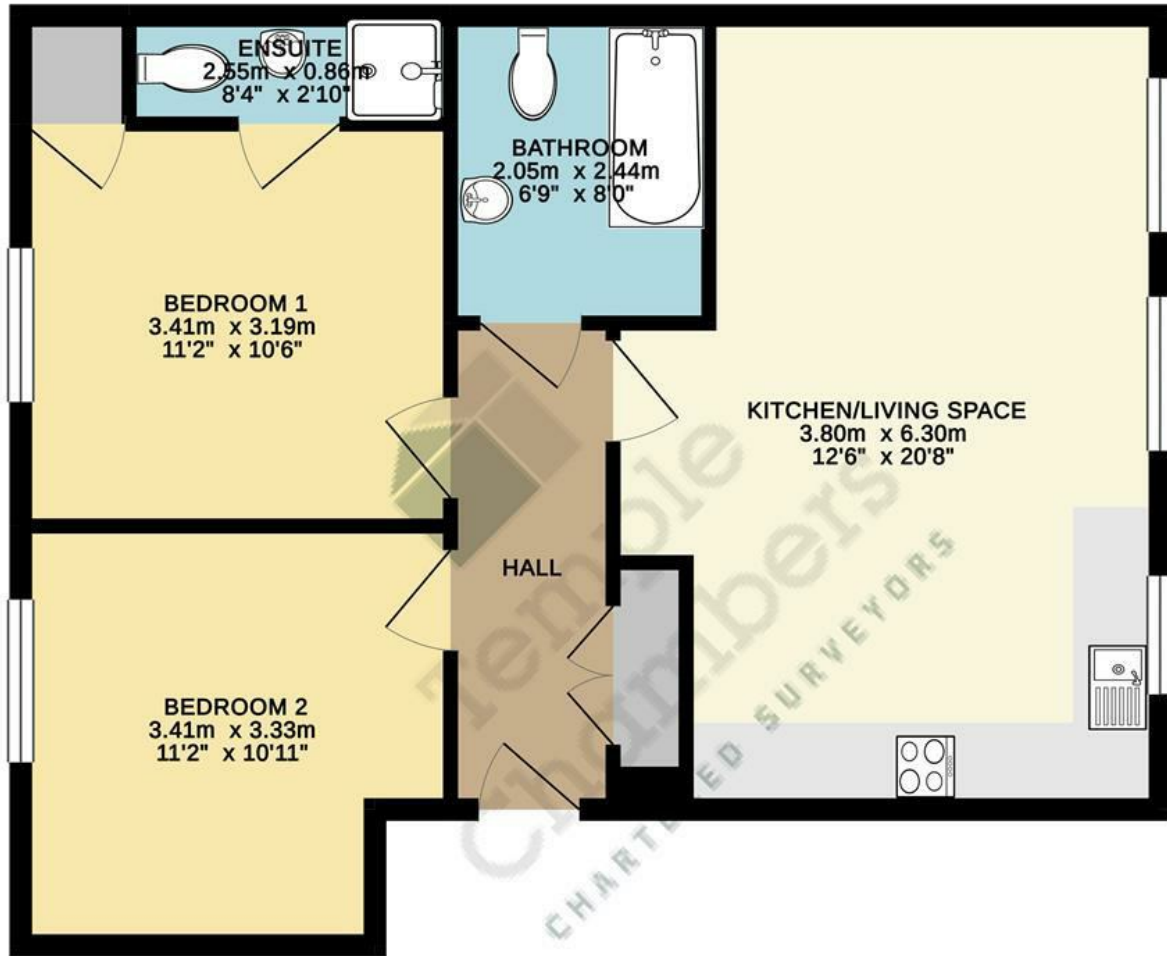
7'10 x 6'7 (2.39m x 2.01m)

With low level wc, pedestal wash hand basin, panel enclosed bath with shower and mixer taps, extractor, part tiled walls, lino floor.

EXTERIOR: COMMUNAL GROUNDS, GARDENS AND PARKINGS



GROUND FLOOR 60.0 sq. m.
(646 sq. ft.)



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TOTAL FLOOR AREA : 60.0 sq. m. (646 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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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	83	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	88	88



Associated Offices in London, Essex and Hertfordshire

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