



Gareth Drive, N9 9YY
Edmonton

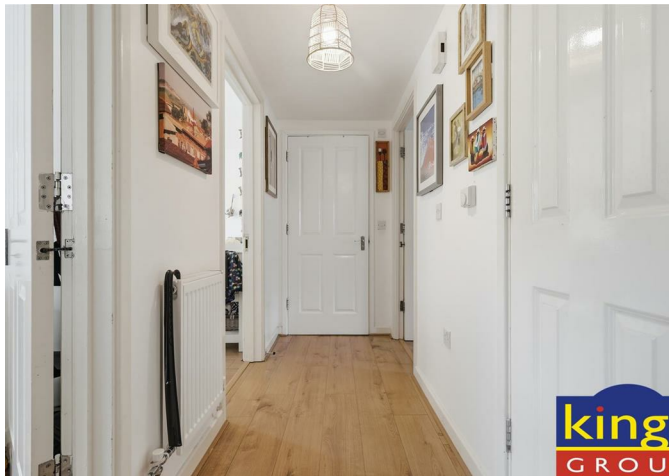




Gareth Drive, N9 9YY

- Kings Are Pleased To Present This
- Two Double Bedroom First Floor Flat
- Spacious 20ft Open Plan Kitchen/Living Space
- Main Bathroom & Ensuite Shower Room
- Excellent Condition Throughout
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- 104 Year Lease
- Ground Rent £200pa, Service Charge £1,970.68pa
- Walking Distance To Edmonton Green Station

£310,000



KINGS are pleased to present this TWO DOUBLE BEDROOM FIRST FLOOR FLAT, set within the sought after and modern development of Gareth Drive with ALLOCATED PARKING. Offered in excellent condition, this well maintained property is ready to move straight into and boasts a warm and modern style throughout.

A spacious 20FT OPEN PLAN LIVING AREA complete with a REFITTED KITCHEN provides a bright and functionable space for both relaxing and entertaining. With an ENSUITE SHOWER ROOM to the principal bedroom, in addition to the main FAMILY BATHROOM, it is particularly well suited to sharers and small families. Additional benefits include double glazing, gas central heating, and built-in storage cupboards.

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 will appeal to first time buyers, downsizers, and investors alike, offering modern living with excellent connections in a vibrant and evolving area.

Council Tax Band C

EPC Rating B

Lease - 104 Years Remaining (125 years from 1 September 2005)

Service Charge - £1,970.68 Per Annum

Reserve Fund - £572.88 Per Annum

Ground Rent - £200 Per Annum

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Vey Low

ENTRANCE HALLWAY

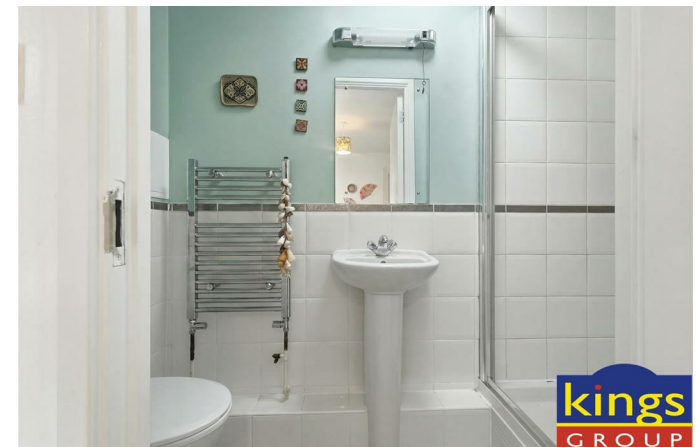
RECEPTION ROOM/KITCHEN 20'7 x 13'2 (6.27m x 4.01m)

BEDROOM ONE 11'6 x 10'4 (3.51m x 3.15m)

BEDROOM TWO 11'6 x 10'9 (3.51m x 3.28m)

ENSUITE 8'4 x 3'0 (2.54m x 0.91m)

BATHROOM 8'2 x 6'6 (2.49m x 1.98m)

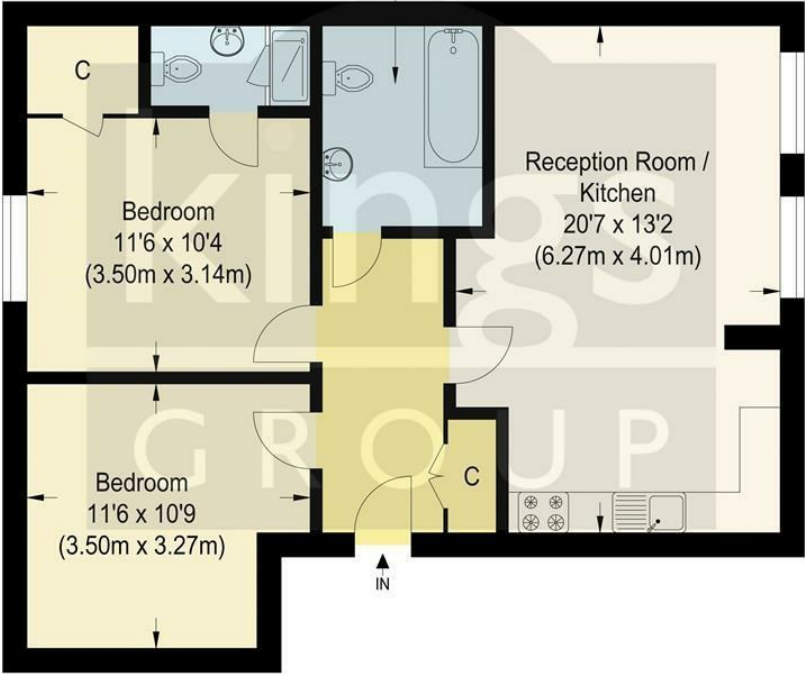
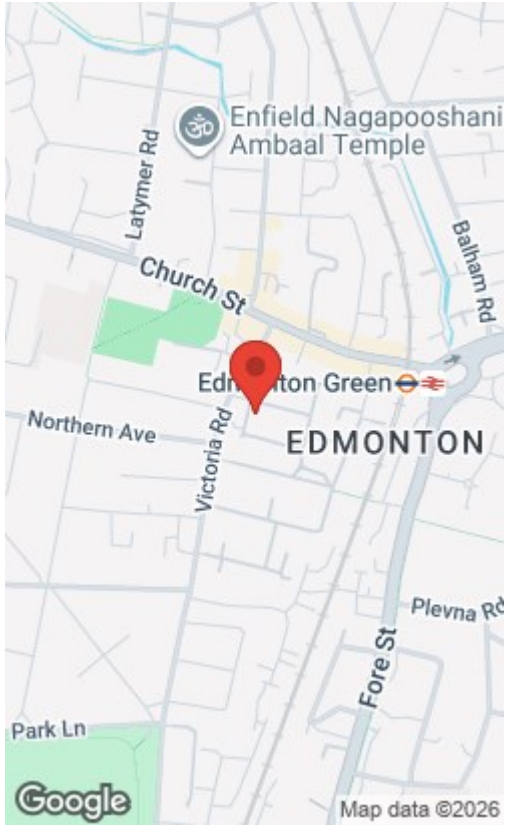








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



Gareth Drive

Approximate Gross Internal Floor Area : 62.40 sq m / 671.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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