

Dunholme Road, N9 9QN
London

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# Dunholme Road, N9 9QN

- Kings Are Pleased To Present This
- One Bedroom First Floor Maisonette
- Spacious Lounge/Dining Room
- Separate Fitted Kitchen
- Generous Double Bedroom
- Gas Central Heating & Double Glazing
- Seprate Rear Garden
- £10pa Ground Rent, £297.73 Service Charge pa
- 89 Year Lease
- Chain Free

£245,000









KINGS are pleased to present this CHAIN FREE ONE BEDROOM FIRST FLOOR MAISONETTE situated on Dunholme Road in Edmonton, offering well proportioned accommodation throughout. Accessed via the ground floor hallway with stairs leading up to the first floor landing, the property features a bright and spacious LOUNGE/DINING ROOM spanning the front of the property.

The maisonette further benefits from a SEPARATE FITTED KITCHEN, a generous DOUBLE BEDROOM overlooking the rear, and a FAMILY BATHROOM. Externally, the property boasts its own PRIVATE SECTION OF REAR GARDEN, providing valuable outdoor space. The practical layout makes this an ideal purchase for first time buyers or those looking to downsize.

Dunholme Road is nestled in a well connected and popular residential area of Edmonton, N9, offering easy access to a variety of local amenities, schools, and transport links. The property is within close proximity to Edmonton Green Station and Shopping Centre, making commuting and daily errands convenient. The area also benefits from nearby green spaces including Pymmes Park.

Council Tax Band C
Lease - 89 Years Remaining (From 20 May 1991 to 31 March 2116)
Service Charge - £297.73 per annum
Ground Rent - £10 Per Annum
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very low

**ENTRANCE HALL**

**FIRST FLOOR LANDING**

**LOUNGE/DINING ROOM 12'10 x 18'4 (3.91m x 5.59m)**

**KITCHEN 12'6 x 9'2 (3.81m x 2.79m)**

**BATHROOM 9'6 x 6'2 (2.90m x 1.88m)**

**BEDROOM 11'10 x 9'6 (3.61m x 2.90m)**

**GARDEN 20'7 x 12'9 (6.27m x 3.89m)**









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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 | |

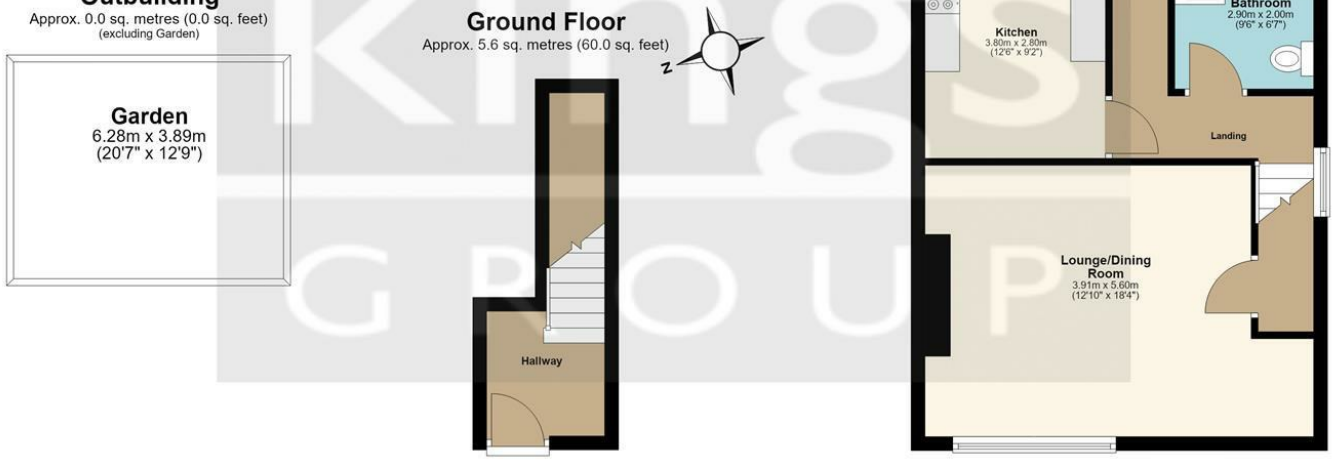



### First Floor
Approx. 53.9 sq. metres (580.5 sq. feet)

### Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garden)

**Garden**
6.28m x 3.89m
(20'7" x 12'9")

### Ground Floor
Approx. 5.6 sq. metres (60.0 sq. feet)




Total area: approx. 59.5 sq. metres (640.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

**Dunholme Road**

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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