
Barrowfield Close, N9 0HA
London
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- Kings Are Pleased To Present This
- Spacious One Bedroom Flat
- Ground Floor
- Spacious Lounge/Dining Room
- Seperate Fitted Kitchen
- Gas Central Heating & Double Glazing
- Two Separate Store Sheds
- 81 Year Lease
- Service Charge £1,270.33pa, Ground Rent £10pa
- Chain Free

£210,000









KINGS are pleased to present this spacious ONE BEDROOM GROUND FLOOR FLAT situated within a PURPOSE BUILT DEVELOPMENT in Barrowfield Close, Edmonton N9. This well proportioned property features a SPACIOUS LOUNGE/DINING ROOM, a SEPARATE FITTED KITCHEN, a GENEROUS DOUBLE BEDROOM and a FAMILY BATHROOM. Further benefits include two built-in storage cupboards, access to COMMUNAL GROUNDS and a practical ground floor layout, making it an ideal purchase for first time buyers or those looking to downsize.

The convenient N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within easy reach, along with a variety of local shops, restaurants and bus routes. The Lower Edmonton area, known as 'The Green', has undergone extensive regeneration and benefited from improvements to public spaces, transport links and shopping facilities, whilst still retaining its famous indoor market. Excellent road connections are also available via the A10 and A406 North Circular Road.

Council Tax Band B
Lease - 81 Years Remaining (From 28 January 1996 to 22 May 2108)
Service Charge - £1,270.33 Per Annum
Ground Rent - £10 Per Annum
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Low, Surface Water: Low

ENTRANCE HALL

LOUNGE/DINING ROOM 10'4 x 13'11 (3.15m x 4.24m)

KITCHEN

BEDROOM 10'10 x 10'10 (3.30m x 3.30m)

BATHROOM 5'7 x 6'8 (1.70m x 2.03m)



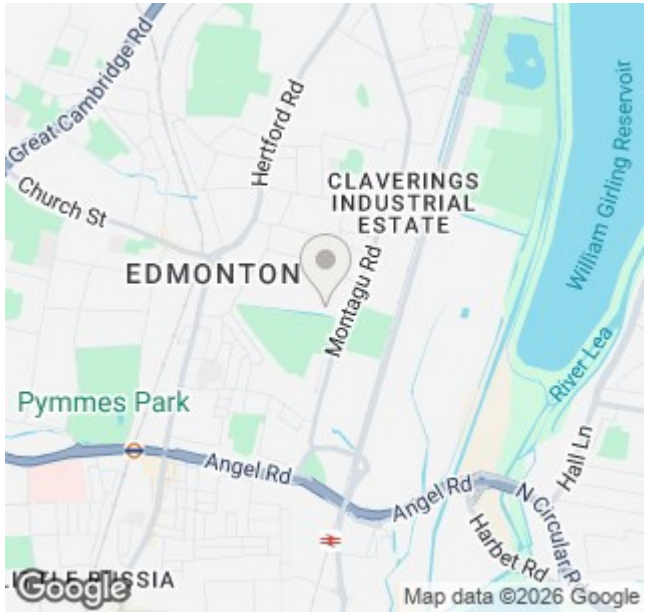





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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	



Ground Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



Total area: approx. 45.4 sq. metres (489.2 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, 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.

Barrowfield Close

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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