



1

Bedroom



1

Bathroom



Top-floor studio with a SEPARATE SLEEPING AREA and EXTENDED 135-YEAR LEASE. Resident parking and NO ONWARD CHAIN. Within walking distance of North Middlesex Hospital, with Silver Street 25 minutes direct to Liverpool Street...

A well-proportioned top-floor studio, arranged to give separation between living and sleeping space rather than a single open room. It comes to the market with no onward chain.

The entrance hall opens into a bright and spacious lounge, lit by a wide window overlooking the mature trees of Wilbury Way Open Space Wetlands. An archway leads through to the sleeping area with a built-in sliding-door wardrobe and its own window.

The galley kitchen is fitted with wood-fronted wall and base units, a gas hob, integrated double oven, extractor and stainless steel sink beneath a window. The bathroom is white-tiled with a panelled bath, shower over, pedestal basin, WC and wood-effect flooring.

Location and connectivity

Whitehead Close sits within walking distance of North Middlesex University Hospital and Silver Street station, which gives you a direct 25-minute service into Liverpool Street, and the 444 bus route runs close by. Fore Street provides day-to-day shopping, supermarkets, cafés and services, while the A10 Great Cambridge Road and A406 North Circular are both within easy reach for drivers.

Other Information:

- Parking Arrangements: Residents & visitor parking
- Vendors position: Chain free
- Council Tax Band: B (£1,763.74 p/yr) - Single person discount applicable
- Tenure: Leasehold 135 years remaining
- Service Charge: £88.81 Per Month (includes building insurance)
- Ground Rent: £150 Per Annum

Utilities:

- Water: Mains water connected to the property
- Electricity: Property connected to mains electricity
- Drainage: Mains & surface water drainage connected to the property
- Heating: Electric room & storage heaters
- Gas: A gas supply is running to the property which is currently capped
- Windows: Double-glazing
- Mobile coverage: Voice & Data likely for all networks - We recommend buyers check the Ofcom checker
- Broadband (estimated download speeds): Ultrafast 1000 Mbps

Anti-money Laundering Checks (AML)

Regulations require us to conduct identity and AML checks and gather information about every buyers financial circumstances. These checks are essential in fulfilling our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. The rules are set by law and enforced by Trading Standards.

We will start these checks once you have made a provisionally agreeable offer on a property. The cost is £40 (including VAT). This fee covers the expense of obtaining relevant data and any necessary manual checks and monitoring. Its paid in advance via our onboarding system, Kotini, and is non-refundable.

Whitehead Close, Edmonton N18

Approximate Gross Internal Area = 31.0 sq m / 334 sq ft

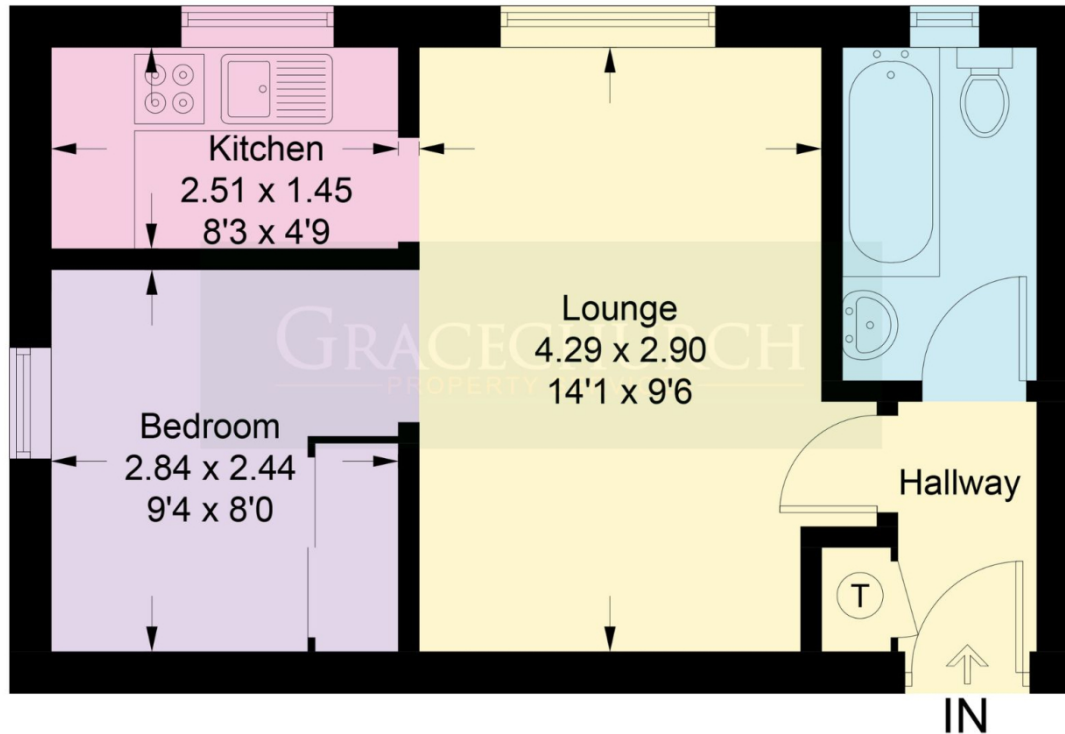


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1328670)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Whitehead Close, Edmonton N18

