



West Close, N9 9QR  
London





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- Kings Are Pleased To Present This
- Two Bedroom Split Level Upper Maisonette
- Spacious Lounge/Diner With Balcony
- Modern Kitchen & Upstairs Bathroom
- Outside Store Shed & Garden
- Double Glazed Windows
- 84 Year Lease
- Service Charge £1,562.61pa, Ground Rent £10pa
- Chain Free
- Council Tax Band C

£275,000



KINGS are pleased to offer this spacious Two Bedroom SPLIT LEVEL Upper Maisonette available on a CHAIN FREE basis. This well presented property is laid out over two floors, complete with its OWN SEPARATE GARDEN PLOT and an OUTSIDE STORE SHED.

Featuring a large lounge/diner with sliding doors to a PRIVATE BALCONY, a MODERN KITCHEN, double bedrooms, an upstairs bathroom and plenty of built-in storage throughout. Further benefits include DOUBLE GLAZED WINDOWS, a secure communal entry system and own front door.

Located just off Victoria Road in a cul-de-sac nestled amongst residential roads it is walking distance to local shops and transport, with Pymmes Park and EDMONTON GREEN TRAIN STATION being only moments away. The property would make an ideal home to move into or as an investment.

Council Tax Band C

Lease - 84 Years Remaining (125 years from 4 March 1985)

Ground Rent - £10 Per Annum

Service Charge - £1,562.61 Per Annum

Construction Type - Ex-Local, Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

#### ENTRANCE HALL

KITCHEN/DINER 11'3 x 8'10 (3.43m x 2.69m)

RECEPTION ROOM 12'1 x 15'5 (3.68m x 4.70m)

#### BALCONY

#### LANDING

BEDROOM ONE 9'3 x 15'5 (2.82m x 4.70m)

BEDROOM TWO 14'2 x 8'10 (4.32m x 2.69m)

BATHROOM 5'3 x 6'2 (1.60m x 1.88m)

#### SEPARATE GARDEN PLOT

#### STORAGAE SHED



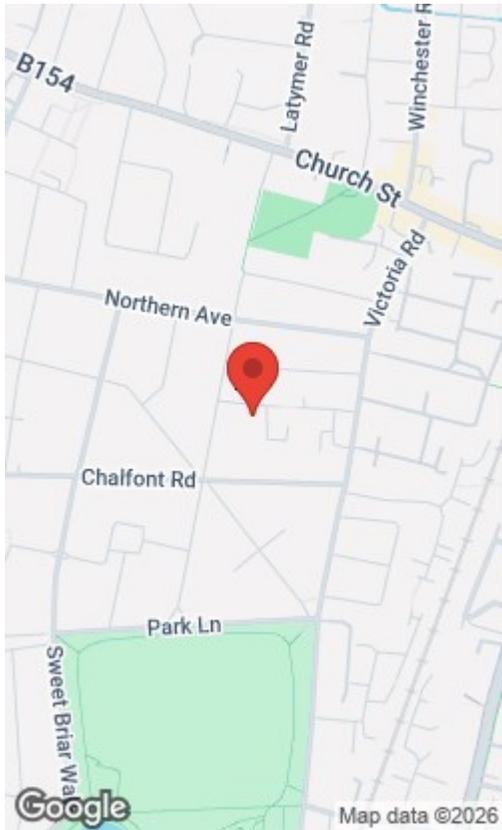


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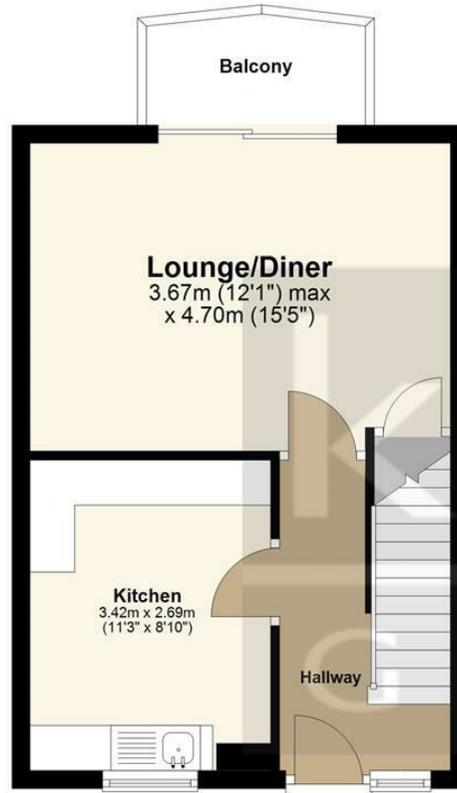




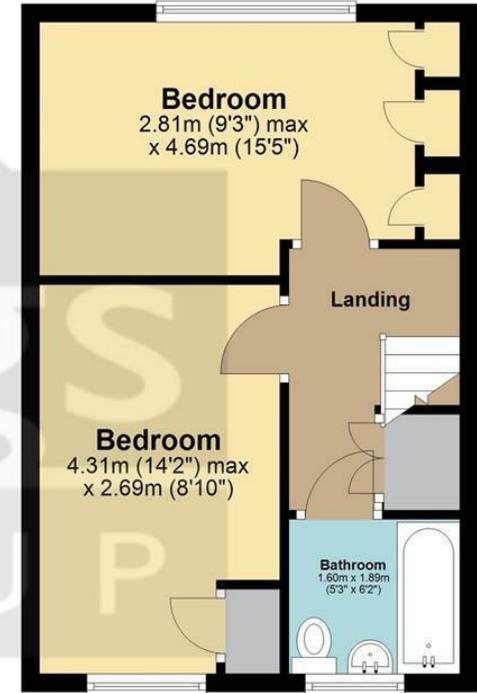
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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



## First Floor



## Second Floor



Total area: approx. 65.9 sq. metres (709.1 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, omission 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. □

## West 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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