



Church Street, N9 9HL
London





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- Kings Are Pleased To Present This
- One Bedroom Converted Flat
- Situated On The Ground Floor
- Set Within A Victorian Period Property
- 148 Year Lease
- Gas Central Heating
- Double Glazed Windows
- Communal Garden
- Service Charge £1,435pa, Ground Rent £120pa
- Council Tax Band B

Offers In Excess Of
£200,000



KINGS are pleased to present this GROUND FLOOR ONE BEDROOM CONVERTED FLAT, situated within an attractive larger Victorian period building. The property offers a SPACIOUS LOUNGE, separate fitted kitchen, three piece bathroom suite and a GENEROUS DOUBLE BEDROOM.

Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING and access to a COMMUNAL REAR GARDEN. Offering a practical layout and ready-to-move-into accommodation, the property would make an ideal opportunity for FIRST TIME BUYERS OR INVESTORS.

Conveniently located within WALKING DISTANCE OF EDMONTON GREEN TRAIN STATION, providing regular services into the City, as well as Edmonton Green Shopping Centre and its wide selection of shops, restaurants and local amenities. The A10 AND A406 are also easily accessible, offering excellent road links across London and beyond.

Council Tax Band B

Lease - 148 Years Remaining

Service Charge - £1,435 Per Annum (£119.58 Per Month)

Ground Rent - £120 Per Annum

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers and Seas: Very Low, Surface Water: Very Low

ENTRANCE HALL

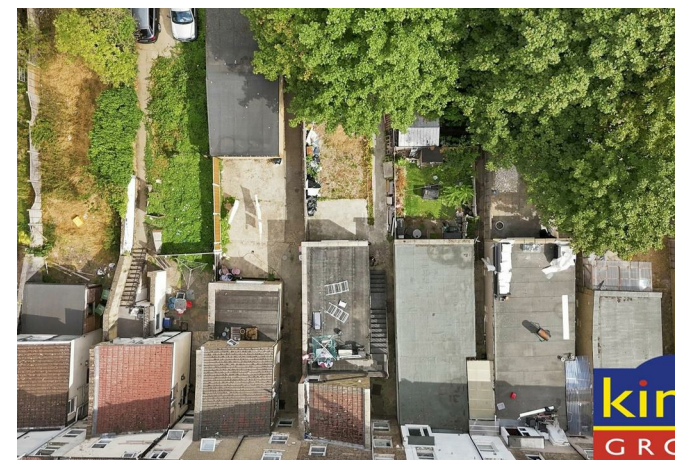
LIVING ROOM/DINER 11'3 x 16'6 (3.43m x 5.03m)

KITCHEN 11'3 x 5'4 (3.43m x 1.63m)

BEDROOM 11'3 x 10'2 (3.43m x 3.10m)

BATHROOM 4'10 x 7'5 (1.47m x 2.26m)

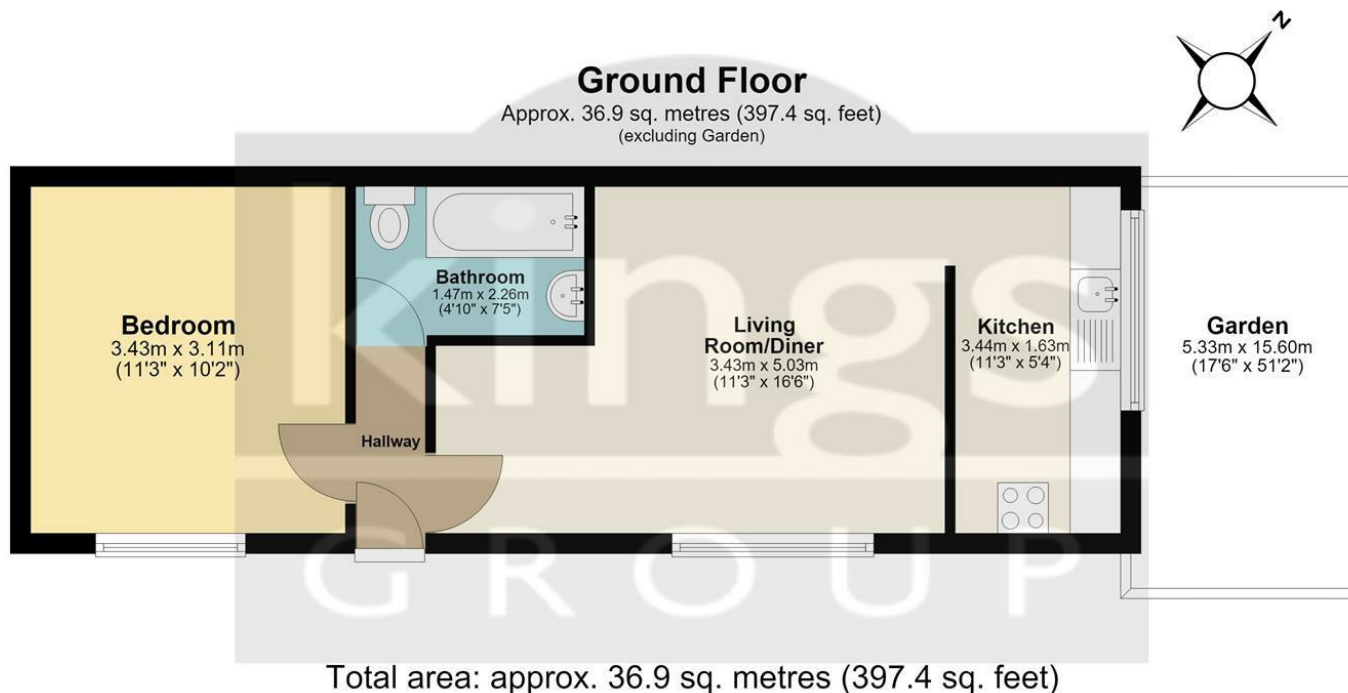
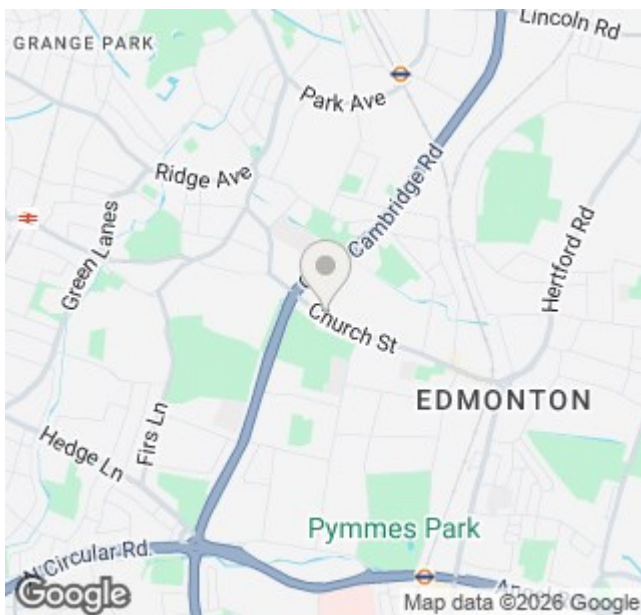
GARDEN 17'6 x 51'2 (5.33m x 15.60m)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

Church Street

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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