

Gareth Drive, N9 9YY
Edmonton

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Gareth Drive, N9 9YY

- Kings Are Pleased To Present This
- Two Double Bedroom Flat
- Situated On The Top Floor
- 20ft Open Plan Lounge/Kitchen With Balcony
- Ensuite To Master Bedroom
- Allocated Parking Space & Loft Access
- 104 Year Lease
- Ground Rent £200pa, Service Charge £2,394.06
- Chain Free
- Council Tax Band C

£259,995









KINGS are pleased to present this SPACIOUS Two Double Bedroom Flat situated on the third floor within the modern development of Gareth Drive. The property is available CHAIN FREE and comes with residents ALLOCATED PARKING. Features include a 20FT OPEN PLAN KITCHEN/LIVING AREA complete with double doors to a BALCONY.

Further benefits include a good sized main bathroom as well as an ENSUITE SHOWER ROOM to the master bedroom. Additional benefits include double glazing, gas central heating, loft access and built-in storage cupboards.

Situated in a prime N9 location, residents are WITHIN WALKING DISTANCE of Edmonton Green Train Station and Edmonton Green Shopping Centre, offering a wide range of local shops, restaurants, and amenities. The area of Lower Edmonton, known locally as The Green, has seen extensive regeneration in recent years, including redesigned public spaces, improved transport links, and enhanced shopping facilities, while still proudly retaining its famous indoor market.

Council Tax Band C
EPC Rating C
Lease - 104 Year Lease Remaining (125 years from 1 September 2005)
Service Charge - £2,394.06 Per Annum (approx)
Ground Rent - £200 Per Annum (Reviewed every 25 years)
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

ENTRANCE HALLWAY 12'7 x 3'9 (3.84m x 1.14m)

OPEN PLAN LOUNGE/KITCHEN 20'8 x 12'3 (6.30m x 3.73m)

BALCONY 8'5 x 3'0 (2.57m x 0.91m)

BEDROOM ONE 11'2 x 10'4 (3.40m x 3.15m)

ENSUITE SHOWER ROOM 8'4 x 3'0 (2.54m x 0.91m)

BEDROOM TWO 11'2 x 10'11 (3.40m x 3.33m)

BATHROOM 8'0 x 6'7 (2.44m x 2.01m)

EXTERIOR: COMMUNAL GROUNDS, GARDENS AND PARKING
Allocated parking space







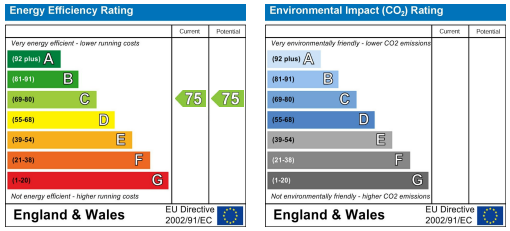

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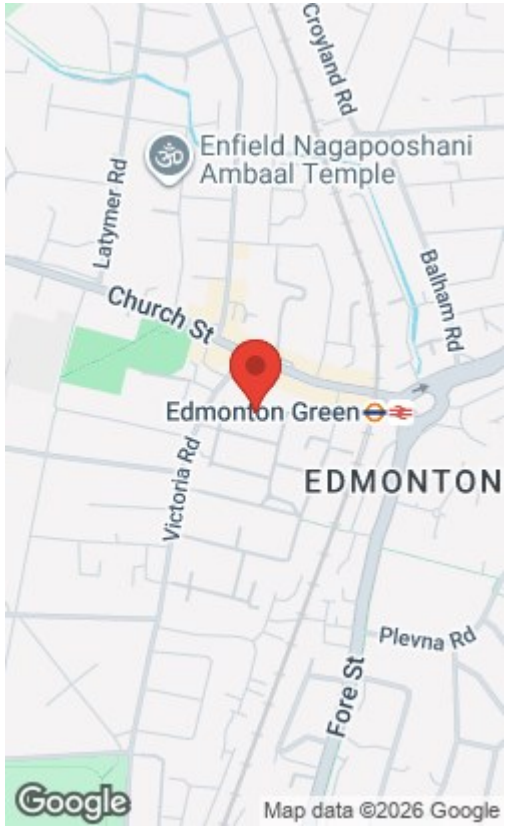

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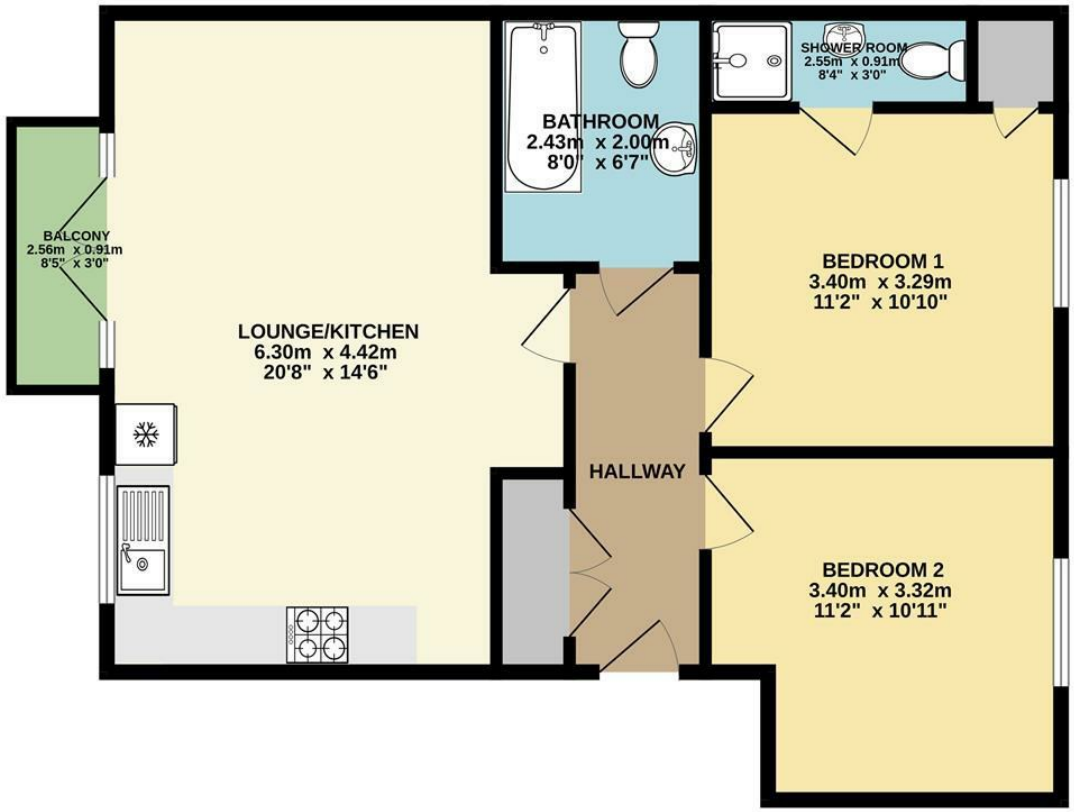








THIRD FLOOR
60.9 sq.m. (656 sq.ft.) approx.



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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