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Edmonton N9 9DX
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Granary Close, London, N9 8PL







£1,250

Kings Group are delighted to offer this second floor studio flat with a separate sleeping area in Granary Close. This part furnished flat has loft access, a 3 piece bathroom, separate fitted kitchen and a spacious reception room. Residents benefit from an entry phone system and resident parking. Located off Hertford Road and a 5 minute drive to Edmonton Green boasting great transport links around London as well as being surrounded by many local shops/amenities. Contact our Edmonton office now to book in a viewing!

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY
3'9" x 3'7" (1.14m x 1.09m)
With laminate flooring, entry phone, spotlights, textured ceiling, phone point, power points

LOUNGE
11'9" x 11'1" (3.58m x 3.38m)
With single glazed window to front aspect, laminate flooring, electric heater, textured ceiling, power points, phone point

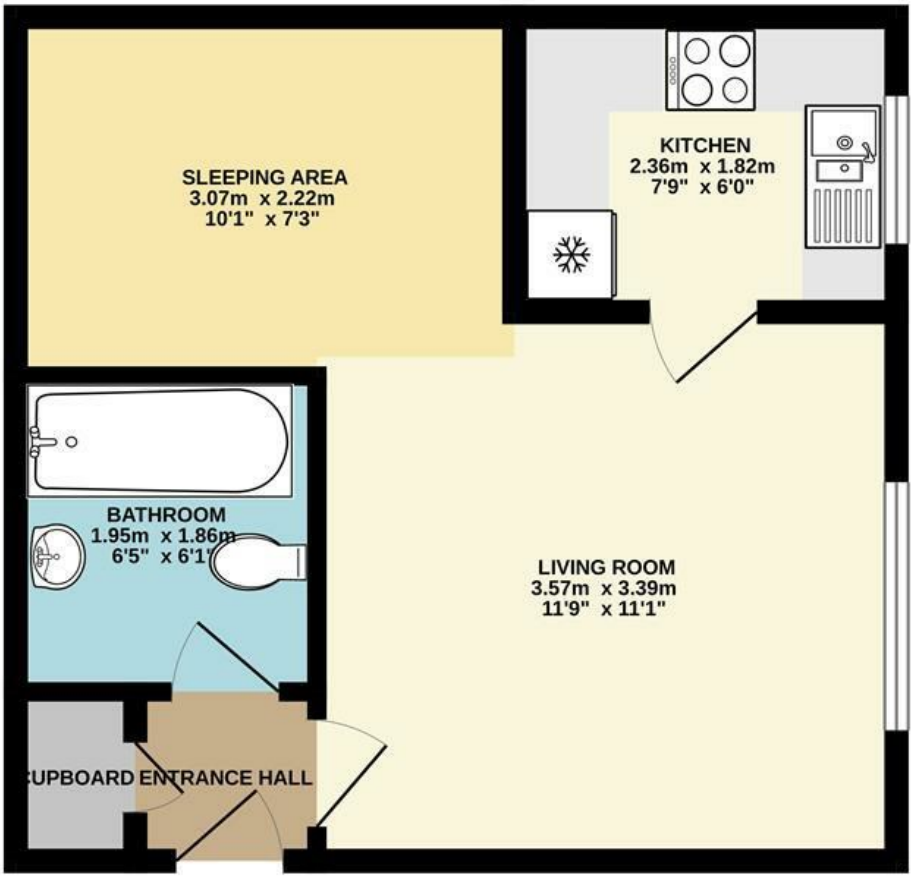
BATHROOM
6'5" x 6'1" (1.96m x 1.85m)
With lino flooring, panel enclosed bath with mixer tap and shower attachment, extractor fan, part tiled walls, low level WC, pedestal wash basin with mixer tap, storage cupboard, loft access

BEDROOM (SLEEPING AREA)
10'1" x 7'3" (3.07m x 2.21m)
With laminate flooring, textured ceiling, electric heater, power points

KITCHEN
7'9" x 6'0" (2.36m x 1.83m)
With single glazed window to front aspect, lino flooring, part tiled walls, range of wall and base units with roll top work surfaces, textured ceiling, drainer unit sink , space for fridge freezer, plumbing for washing machine, free standing cooker, electric heater, power points



SECOND FLOOR
28.3 sq.m. (304 sq.ft.) approx.



24 GRANARY CLOSE

TOTAL FLOOR AREA : 28.3 sq.m. (304 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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