

**Monmouth Road, Edmonton, N9 0JE**



**£1,300**

**\*\*\* TWO BEDROOM FLAT\*\*\*** KINGS welcome to the market this Two Bedroom First Floor Maisonette complete This bright and spacious property with its own front access features an entrance hall with stairs leading to a first floor landing, a MODERN separate fitted kitchen, a LARGE lounge, two bedrooms, along with a good sized bathroom. Further benefits include loft access, double glazing and gas central heating. In our opinion with all the attributes on offer it would make a perfect home.

## **FRONT DOOR TO**

## **HALLWAY WITH STAIRCASE TO**

## **FIRST FLOOR LANDING**

With storage, access to loft, picture rail, laminated wood style floor, doors to:

## **LOUNGE**

**16'8 x 10'11 (5.08m x 3.33m)**

With double glazed window to front, picture rail, Tv point, telephone point,, single radiator, laminated wood style floor

## **KITCHEN**

**8'6 x 5;8 (2.59m x 1.52m;2.44m)**

With double glazed window to rear, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge.freezer, gas hob ,electric oven, extractor, laminated wood style floor

## **BEDROOM ONE**

**12'3 x 12'1 (3.73m x 3.68m)**

With double glazed window to rear, single radiator, picture rail, laminated wood style floor

## **BEDROOM TWO**

**9'0'x 6'89 (2.74m'x 1.83m)**

With double glazed window to front, single radiator, laminated wood style floor

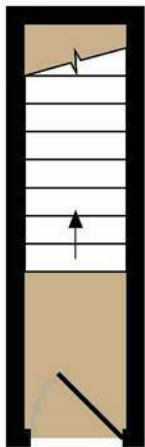
## **BATHROOM/WC**

**8'6 x 7'4 (2.59m x 2.24m)**

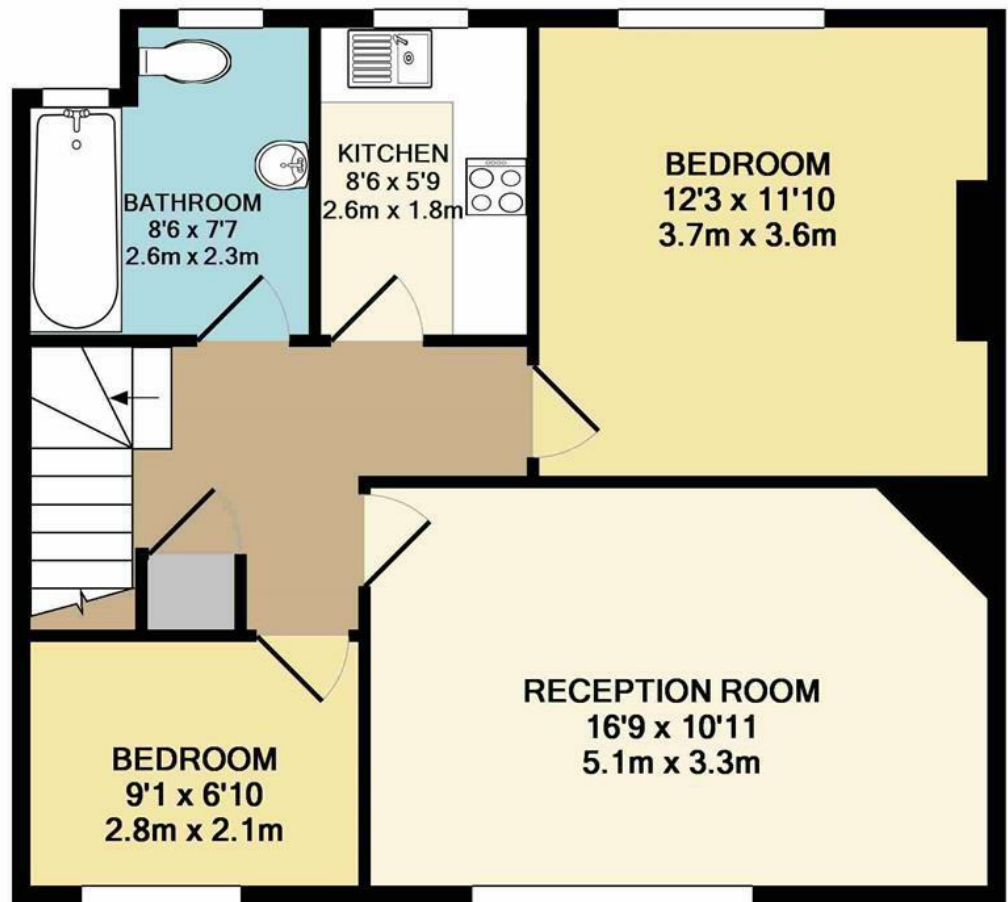
With double glazed frosted window to rear, low level wc, pedestal wash hand basin with mixer taps,panel enclosed bath with mixer taps and shower, heated rowel rail, part tiled walls, lino floor







GROUND FLOOR  
APPROX. FLOOR  
AREA 36 SQ.FT.  
(3.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 583 SQ.FT.  
(54.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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