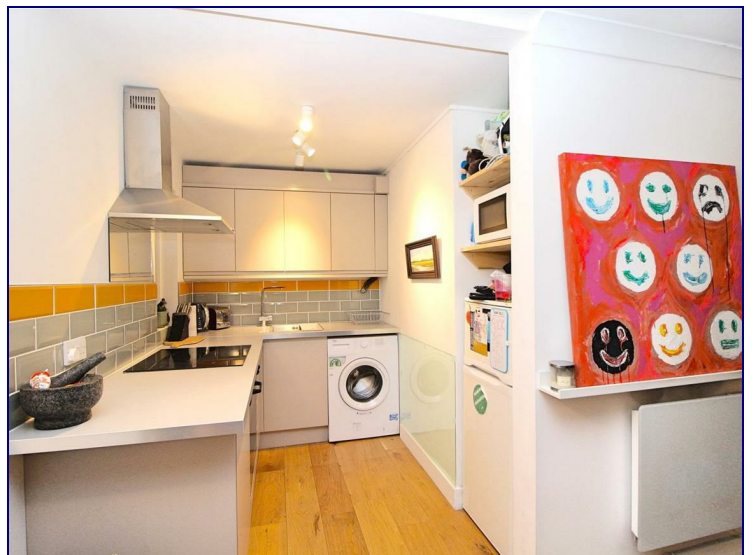


Pycroft Way, Edmonton, N9 9XX



£925

**** VIRTUAL TOUR AVAILABLE **** Studio Apartment situated on the first floor in EXCELLENT CONDITION. Benefits include RESIDENTS PARKING, entry phone system, good sized living/bedroom space with a dividing wall creating zoned areas, and a refitted MODERN KITCHEN. With train stations such as Edmonton Green and Silver Street just a short walk away it is well connected to the City with regular services to London Liverpool Street.

The property is located on a POPULAR purpose built development only moments away from the lovely Pymmes Park, there is also good access to road links such as the A406 North Circular Road.

**** Zero Deposit Option Available ****

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COMMUNAL FRONT DOOR TO

COMMUNAL ENTRANCE HALLWAY TO

STAIRCASE TO FIRST FLOOR LANDING TO

OWN FRONT DOOR TO:

ENTRANCE HALLWAY 4'9 x 4'3 (1.45m x 1.30m)

With telephone point, power, entryphone, laminated wood style floor, doors to:

LOUNGE/BEDROOM 15'7 x 10'8 (4.75m x 3.25m)

With double glazed window to front, coved ceiling, tv point, telephone point, economy seven heating, oak floor

KITCHEN 7'5 x 5'8 (2.26m x 1.73m)

With double glazed window to side range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, hob, extractor, oak floor

SHOWER/WC 7'4 x 5'0 (2.24m x 1.52m)

With low level wc, wash hand basin into vanity unit, shower cubicle, part tiled walls, lino floor.

EXTERIOR; COMMUNAL GROUNDS , GARDENS AND, PARKING





PYCROFT WAY, EDMONTON, N9
 TOTAL APPROX. FLOOR AREA 24.5 SQ.M. (264 SQ.FT.)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	84
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	73	76
EU Directive 2002/91/EC		

