

## Bunting Close, London, N9 8UF



**£1,350 PCM**

KINGS are pleased to offer this One Bedroom Flat in Lower Edmonton N9 with a 153 YEAR LEASE. The property is situated on the GROUND FLOOR of this purpose built development with communal grounds and RESIDENTS PARKING. Features include a separate kitchen, a 17ft dual aspect lounge/diner, and double glazing.

The convenient location means that local shops, bus services and popular schools are within walking distance whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. In our opinion this is ideal for a first time buyer wanting to get on the property ladder or as an investment.

Council Tax Band B

## **ENTRANCE HALLWAY**

## **RECEPTION ROOM**

**17'1 x 10'1 (5.21m x 3.07m)**

## **KITCHEN**

**10'7 x 8'2 (3.23m x 2.49m)**

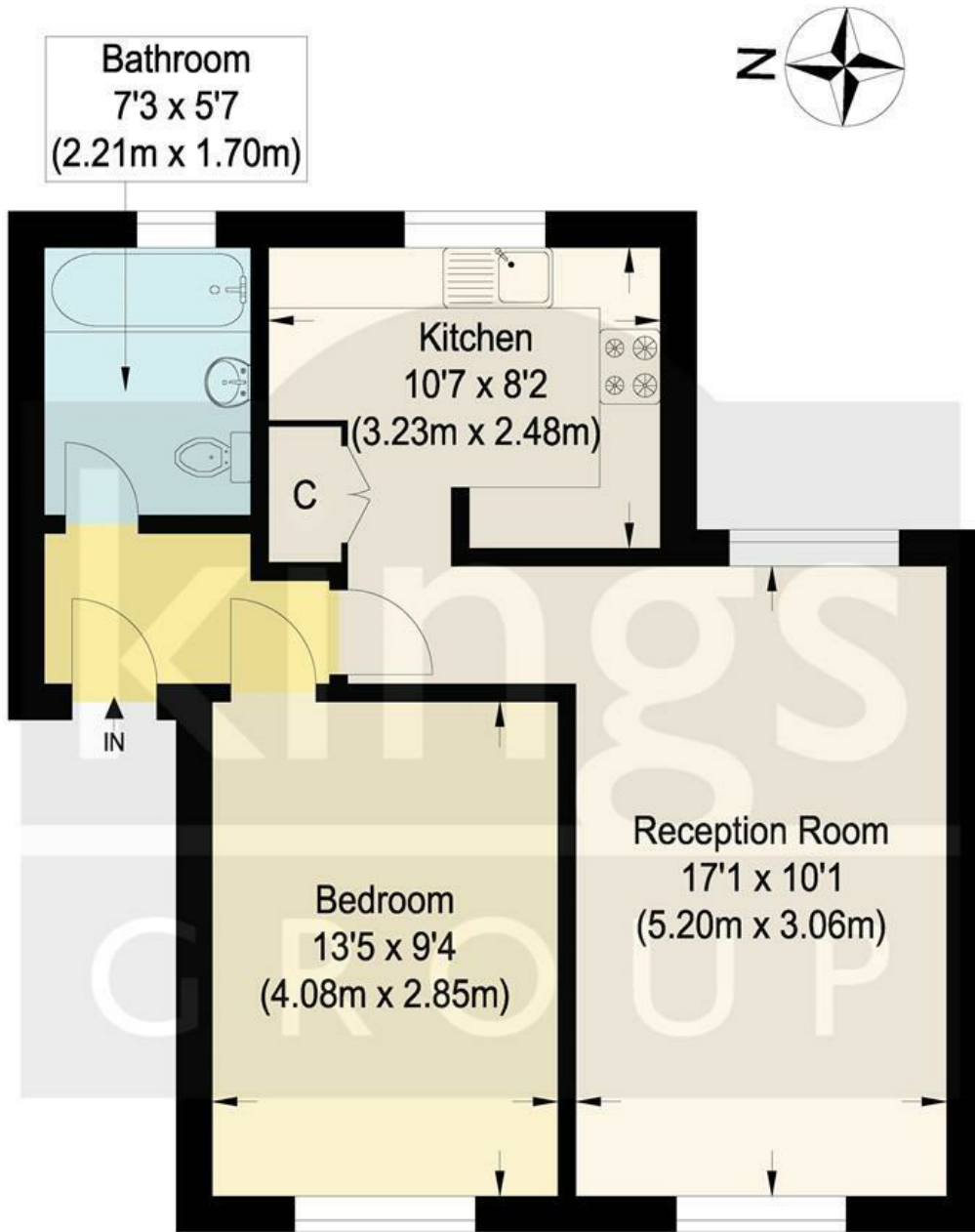
## **BEDROOM**

**13'5 x 9'4 (4.09m x 2.84m)**

## **BATHROOM**

**7'3 x 5'7 (2.21m x 1.70m)**





## Ground Floor

### Bunting Close

Approximate Gross Internal Floor Area : 46.20 sq m / 497.29 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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		<b>78</b>

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>			
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