



Statham Grove, N18 1RE
London





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- Kings Are Pleased To Present This
- One Bedroom Maisonette
- Situated On The Ground Floor
- Own Private Rear Garden & Store Shed
- Modern Separate Kitchen & Bathroom
- Refitted Double Glazed Windows & Gas Central Heating
- Close To Silver Street Train Station
- 87 Year Lease
- Service Charge £1,215.21pa, Ground Rent £10pa
- Chain Free

£230,000



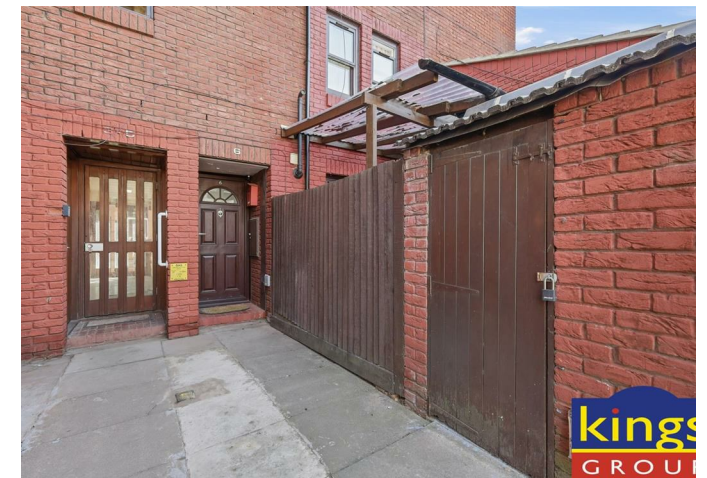
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KINGS are pleased to present this well maintained One Bedroom GROUND FLOOR Maisonette with a PRIVATE REAR GARDEN ideally situated in N18, offered to the market CHAIN FREE making this an ideal first time purchase, investment opportunity or downsizing option.

This bright and spacious property features a welcoming lounge with double doors leading to dedicated OUTDOOR SPACE, a good sized double bedroom, and a MODERN SEPARATE KITCHEN AND BATHROOM. Further benefits include REFITTED DOUBLE GLAZED WINDOWS, gas central heating, built in storage cupboards, and an OUTSIDE STORE SHED.

Conveniently located close to schools, North Middlesex hospital, and local shops along Silver Street. The property also offers easy access to the A10 and A406 North Circular roads, and is within easy reach of Silver Street train station making it an excellent choice for commuters.

Council Tax Band B

EPC Rating C

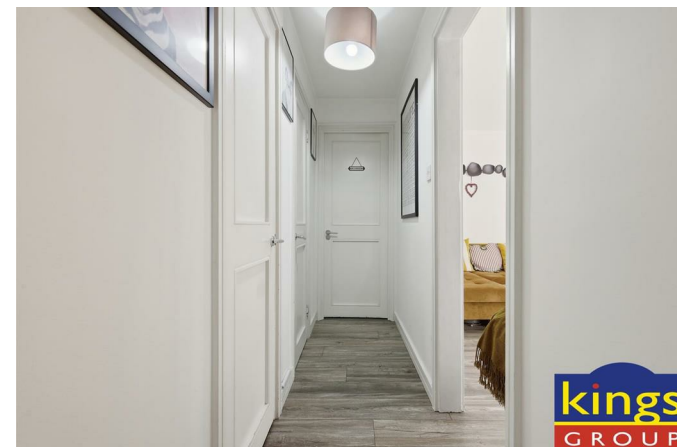
Lease - 87 Years Remaining (From 27 January 2003 to 31 March 2114)

Service Charge - £1,215.21 Per Annum

Ground Rent - £10 Per Annum

Construction Type - Standard (Brick, Tile), Ex-Local Authority

Flood Risk - Rivers & Seas: Low, Surface Water: Very low



ENTRANCE HALL

LOUNGE/DINER 13'0 x 11'6 (3.96m x 3.51m)

KITCHEN 9'6 x 5'11 (2.90m x 1.80m)

INNER HALL

BEDROOM 11'2 x 11'2 (3.40m x 3.40m)

BATHROOM 6'11 x 5'11 (2.11m x 1.80m)

GARDEN 12'5 x 12'1 (3.78m x 3.68m)

OUTSIDE STORE SHED 4'11 x 2'7 (1.50m x 0.79m)



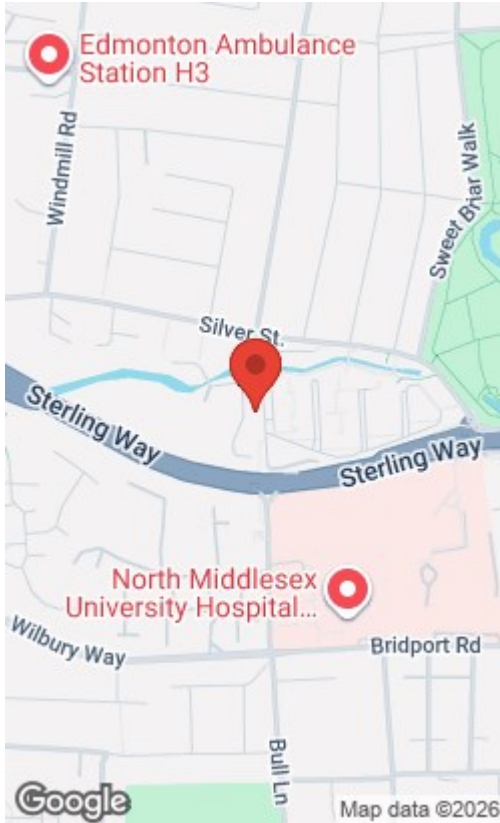




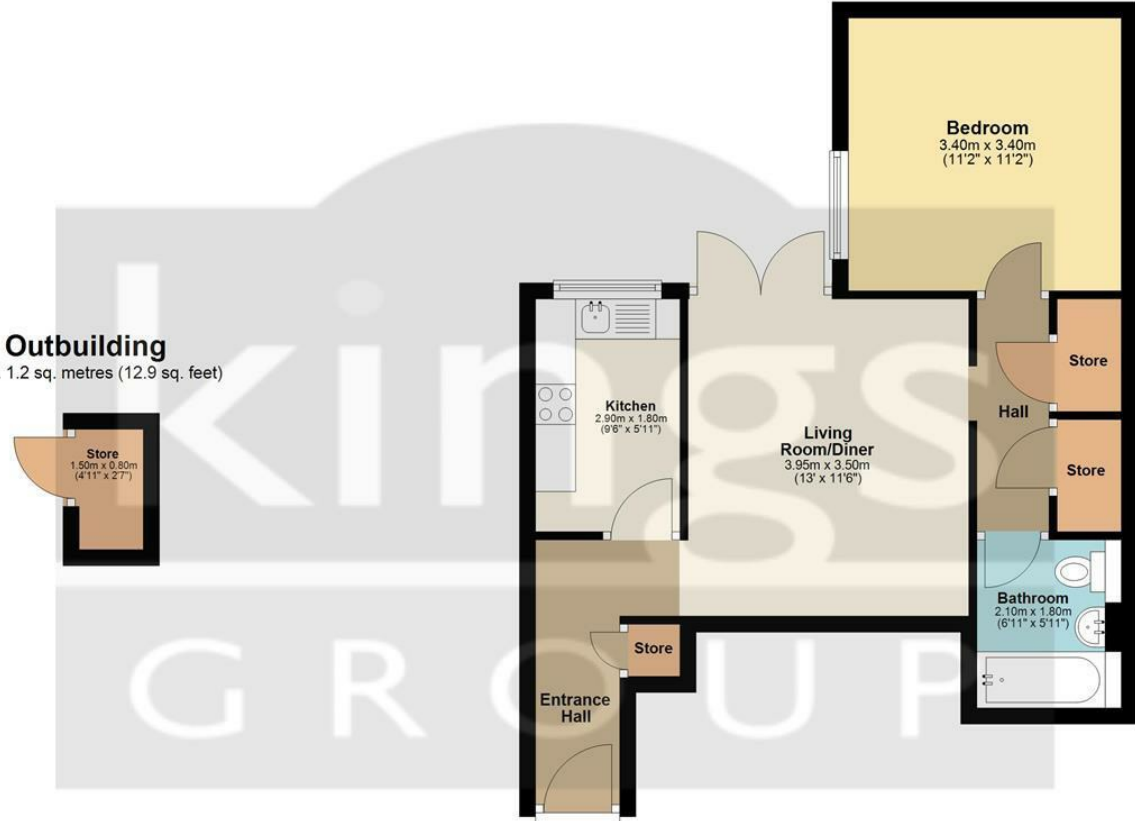
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Ground Floor
Approx. 45.8 sq. metres (492.9 sq. feet)



Outbuilding
Approx. 1.2 sq. metres (12.9 sq. feet)



Total area: approx. 47.0 sq. metres (505.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Stham Grove

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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