



Church Street, N9 9AR  
London







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## Church Street, N9 9AR

- Kings Are Pleased To Present This
- Three Bedroom Split Level Maisonette
- Situated On The Ground & First Floors
- Private Garden With Rear Access
- Spacious Lounge/Diner & Conservatory
- Separate Kitchen & First Floor Bathroom
- 83 Year Lease
- Service Charge £1,496.09pa, Ground Rent £10pa
- Chain Free
- Council Tax Band C

Offers Over £300,000



KINGS are pleased to present this Three Bedroom SPLIT LEVEL MAISONETTE situated over the ground and first floor with its OWN PRIVATE GARDEN. This CHAIN FREE property features a good sized separate kitchen and a spacious lounge/diner leading to the conservatory and 21ft garden. Further benefits include gas central heating, double glazing, and REAR ACCESS.

This property is within WALKING DISTANCE of Edmonton Green train station with a regular service to the city as well as offering easy access to the A10 and A406. Edmonton Green shopping centre offers a range of shops and restaurants are also close by. We feel that this is an ideal home or investment being centrally located to all amenities including the popular Latymer School.

Council Tax Band C

Lease - 83 Years Remaining (from 11 November 1991 to 1 August 2108)

Service Charge - £1,496.09 Per Annum

Ground Rent - £10 Per Annum

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

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

#### ENTRANCE

**KITCHEN 11'0 x 8'6 (3.35m x 2.59m)**

**RECEPTION ROOM/DINER 14'11 x 11'9 (4.55m x 3.58m)**

**CONSERVATORY 13'9 x 5'9 (4.19m x 1.75m)**

**BEDROOM ONE 13'2 x 8'6 (4.01m x 2.59m)**

**BEDROOM TWO 9'10 x 8'6 (3.00m x 2.59m)**

**BEDROOM THREE 7'4 x 7'0 (2.24m x 2.13m)**

**GARDEN 21' (6.40m)**







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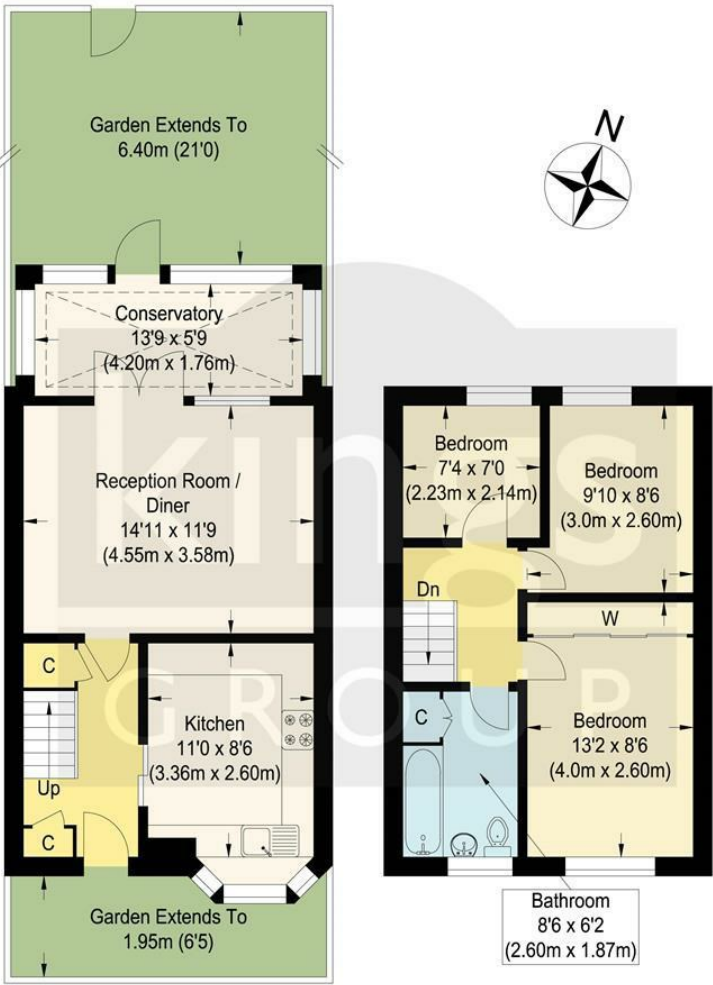
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		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



Ground Floor First Floor

Church Street, N9

Approximate Gross Internal Floor Area : 73.20 sq m / 787.91 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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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