



Wigston Close, N18 1XQ
London





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- Kings Are Pleased To Present This
- One Bedroom Flat
- Situated On The Second Floor
- Residents Permit Parking
- Double Glazed Windows
- 91 Year Lease Remaining
- Service Charge £876pa, Ground Rent £180pa
- Walking Distance To North Middlesex Hospital
- Chain Free
- Council Tax Band C

£215,000



KINGS are pleased to present this One Bedroom Flat situated on the second floor of a purpose built development conveniently located in Upper Edmonton, N18. The CHAIN FREE property is well presented featuring a lounge/diner leading to a separate kitchen, a tiled bathroom and a spacious double bedroom with fitted wardrobes. Further benefits include DOUBLE GLAZED WINDOWS and RESIDENTS PERMIT PARKING.

With Silver Street train station close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities. In our opinion this makes for a great place to live or as a sound investment.

Council Tax Band C

EPC Rating C

Lease - 91 Years Remaining (125 years from 25 December 1992)

Service Charge - £876 Per Annum

Ground Rent - £180 Per Annum (Reviewed every 25 years)

Construction Type - Standard (Brick, Tile)

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



ENTRANCE HALLWAY

RECEPTION/DINING ROOM 14'2 x 10'4 (4.32m x 3.15m)

KITCHEN 11'2 x 6'11 (3.40m x 2.11m)

BEDROOM 12'7 x 10'6 (3.84m x 3.20m)

BATHROOM 6'10 x 5'11 (2.08m x 1.80m)





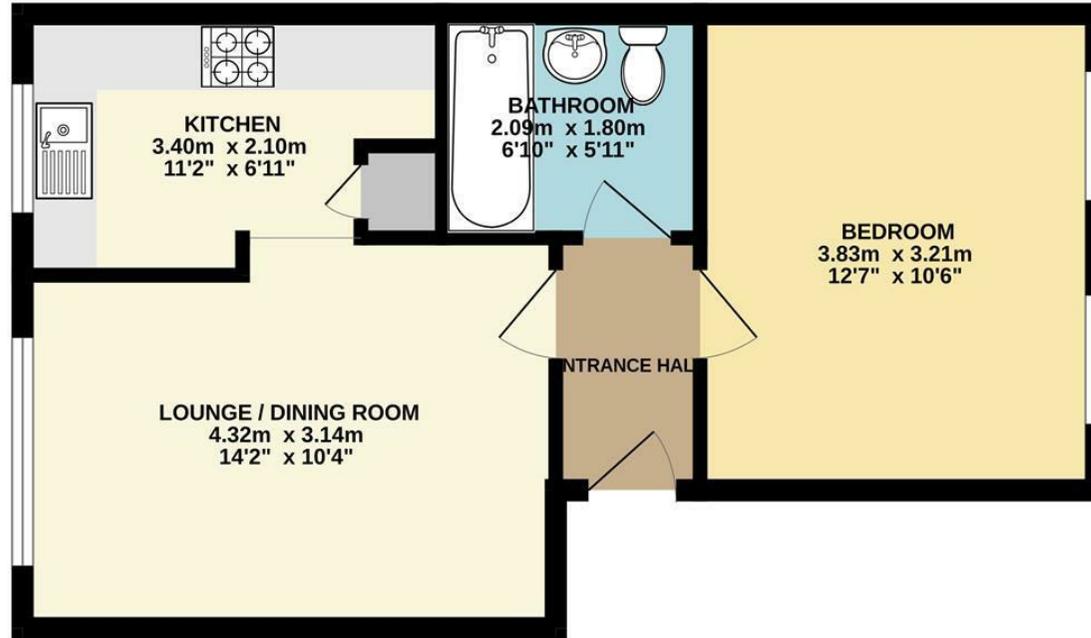
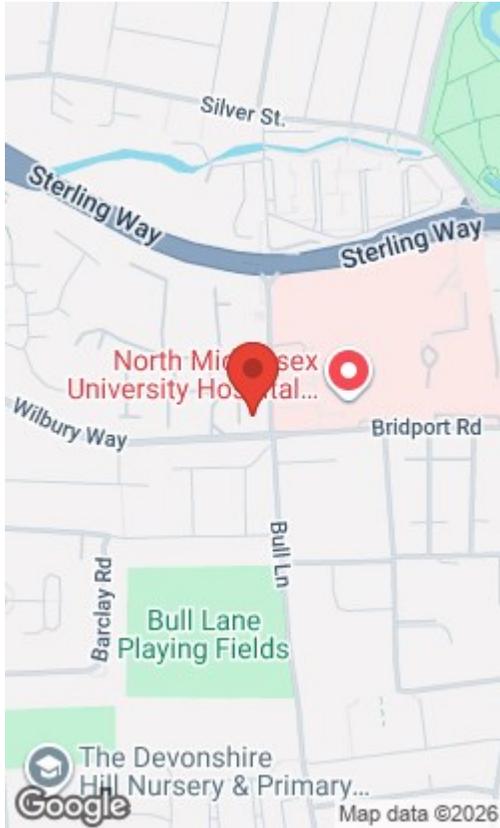


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GRO

SECOND FLOOR
39.5 sq.m. (425 sq.ft.) approx.

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	EU Directive 2002/91/EC	70	80

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



WIGSTON CLOSE, EDMONTON, N18

TOTAL FLOOR AREA : 39.5 sq.m. (425 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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