



Plowman Close, N18 1XB
London





Plowman Close, N18 1XB

- Kings Are Pleased To Present This
- Studio Flat
- Separate Sleeping Area
- Situated On The Ground Floor
- Residents Parking
- Double Glazed Windows
- 63 Year Lease
- Service Charge £1,516.20pa, Ground Rent £160pa
- Walking Distance to North Middlesex Hospital
- Council Tax Band B

£150,000



KINGS are pleased to present this GROUND FLOOR Studio Flat with a SEPARATE SLEEPING AREA situated in a purpose built development. The property is in excellent condition featuring a good sized lounge, a built in wardrobe in the sleeping area, a separate kitchen and a modern bathroom. Further benefits include RESIDENTS PARKING and DOUBLE GLAZED WINDOWS.

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.

Council Tax Band B

EPC Rating E

Lease - 63 Years Remaining (99 years from 1 January 1991)

Service Charge - £1,516.20 Per Annum

Ground Rent - £160 Per Annum

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL 3'10 x 3'10 (1.17m x 1.17m)

LOUNGE 12'0 x 10'5 (3.66m x 3.18m)

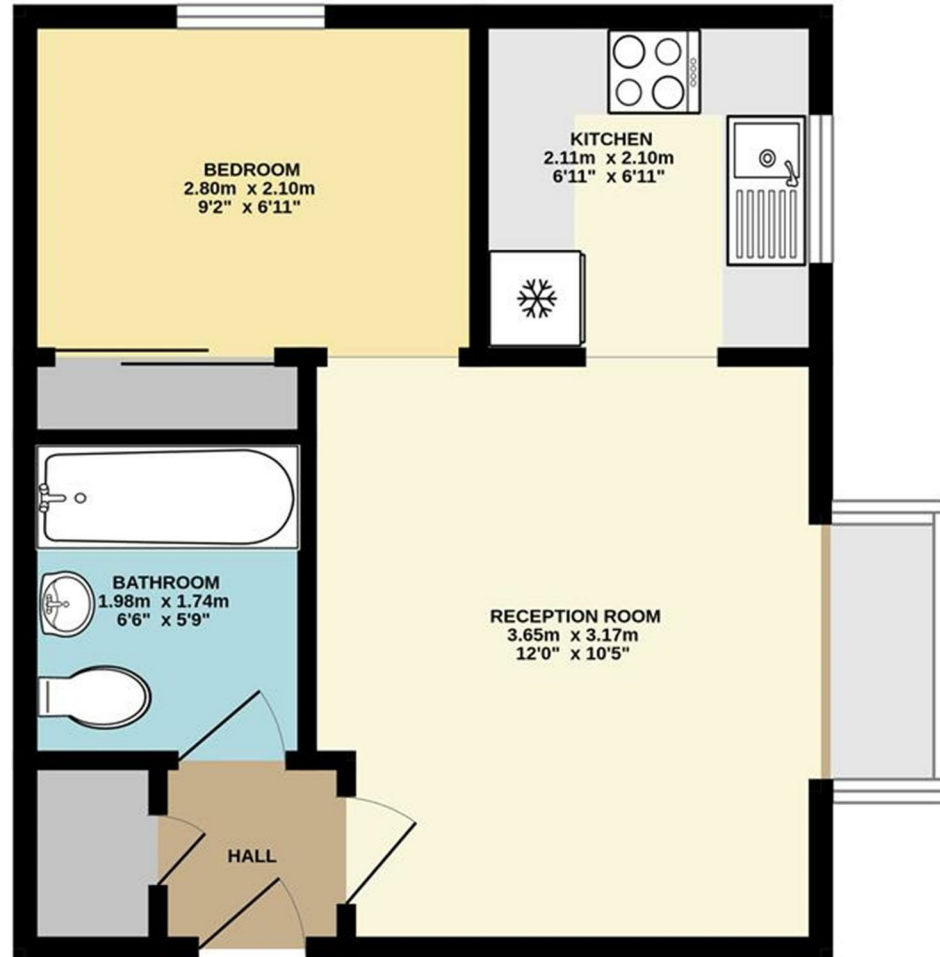
KITCHEN 6'11 x 6'11 (2.11m x 2.11m)

SEPARATE SLEEPING AREA 9'2 x 6'11 (2.79m x 2.11m)


BATHROOM 6'6 x 5'9 (1.98m x 1.75m)

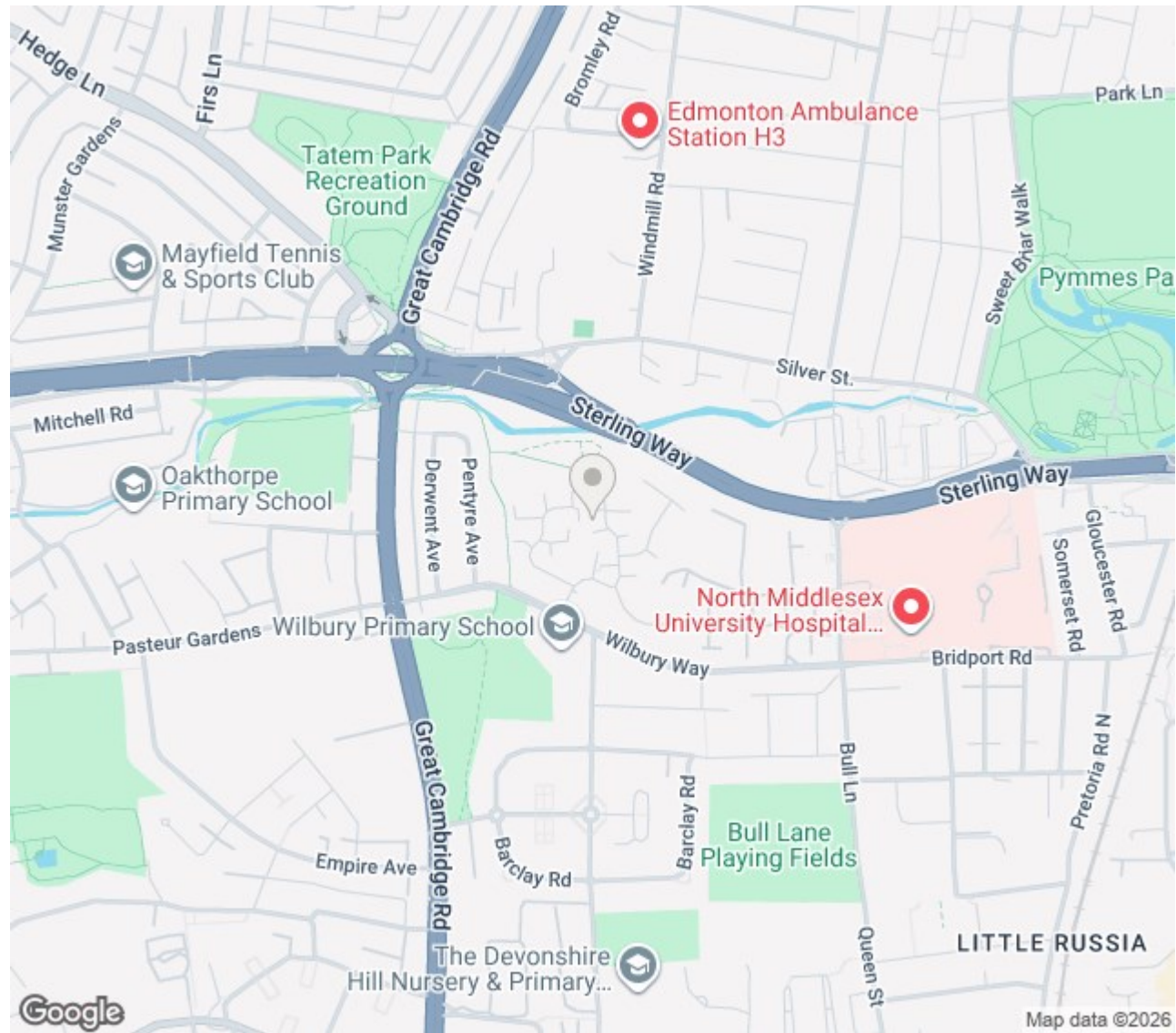


GROUND FLOOR
29.6 sq.m. (318 sq.ft.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

