



Pycroft Way, N9 9XY  
London







kings  
GROUP



## Pycroft Way, N9 9XY

- Kings Are Pleased To Present This
- One Bedroom Ground Floor Flat
- Fully Refurbished To A High Standard
- Modern Open Plan Kitchen/Living Space
- Allocated Parking Space
- Double Glazing Throughout
- Walking Distance To Silver Street Station
- 958 Year Lease
- Service Charge £1,461.05pa, Ground Rent £0pa
- Council Tax Band B

£230,000



KINGS are pleased to present this beautifully REFURBISHED and REDESIGNED One Bedroom Ground Floor Flat, set within a well maintained purpose built development and offered with a GENEROUS EXTENDED LEASE of 958 years. This stylish and contemporary property benefits from a bright and spacious OPEN PLAN KITCHEN/LIVING AREA, perfect for modern living and entertaining. Additional features include a sleek, modern shower room, refitted DOUBLE GLAZED WINDOWS throughout, and ALLOCATED OFF STREET PARKING. Residents also enjoy access to well kept communal gardens, adding to the sense of overall space and community.

Situated in a quiet residential pocket of Edmonton N9, the property enjoys a prime location just moments from Pymmes Park, offering beautiful green open spaces, a lake, tennis courts, and a café. The flat is within easy walking distance of Silver Street Train Station providing regular and direct services into London Liverpool Street, an ideal option for commuters. The nearby A406 North Circular Road offers excellent road links, and North Middlesex University Hospital is also just a short walk away perfect for NHS staff.

Residents benefit from the vibrant amenities of Fore Street, home to a wide range of local shops, supermarkets, restaurants, and essential services. The area is well served by public transport and continues to attract first time buyers and investors alike, particularly due to ongoing regeneration efforts in and around Edmonton. Whether you're a first-time buyer seeking a MOVE-IN-READY HOME or an investor looking for a smart addition to your portfolio, this property offers excellent value, convenience, and lifestyle appeal.

Council Tax Band B

Lease Remaining - 958 Years (999 years from 1 February 1984)

Service Charge - £1,461.05 Per Annum/£121.75 Per Month

Ground Rent - Peppercorn £0 Per Annum

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

Construction Type - Standard Construction (Brick, Tile)

#### **ENTRANCE HALLWAY**

**KITCHEN/LIVING ROOM 15'7 x 13'1 (4.75m x 3.99m)**

**BEDROOM 10'10 x 9'2 (3.30m x 2.79m)**

**SHOWER ROOM 7'3 x 5'11 (2.21m x 1.80m)**

**ALLOCATED PARKING SPACE**

**COMMUNAL GARDENS**



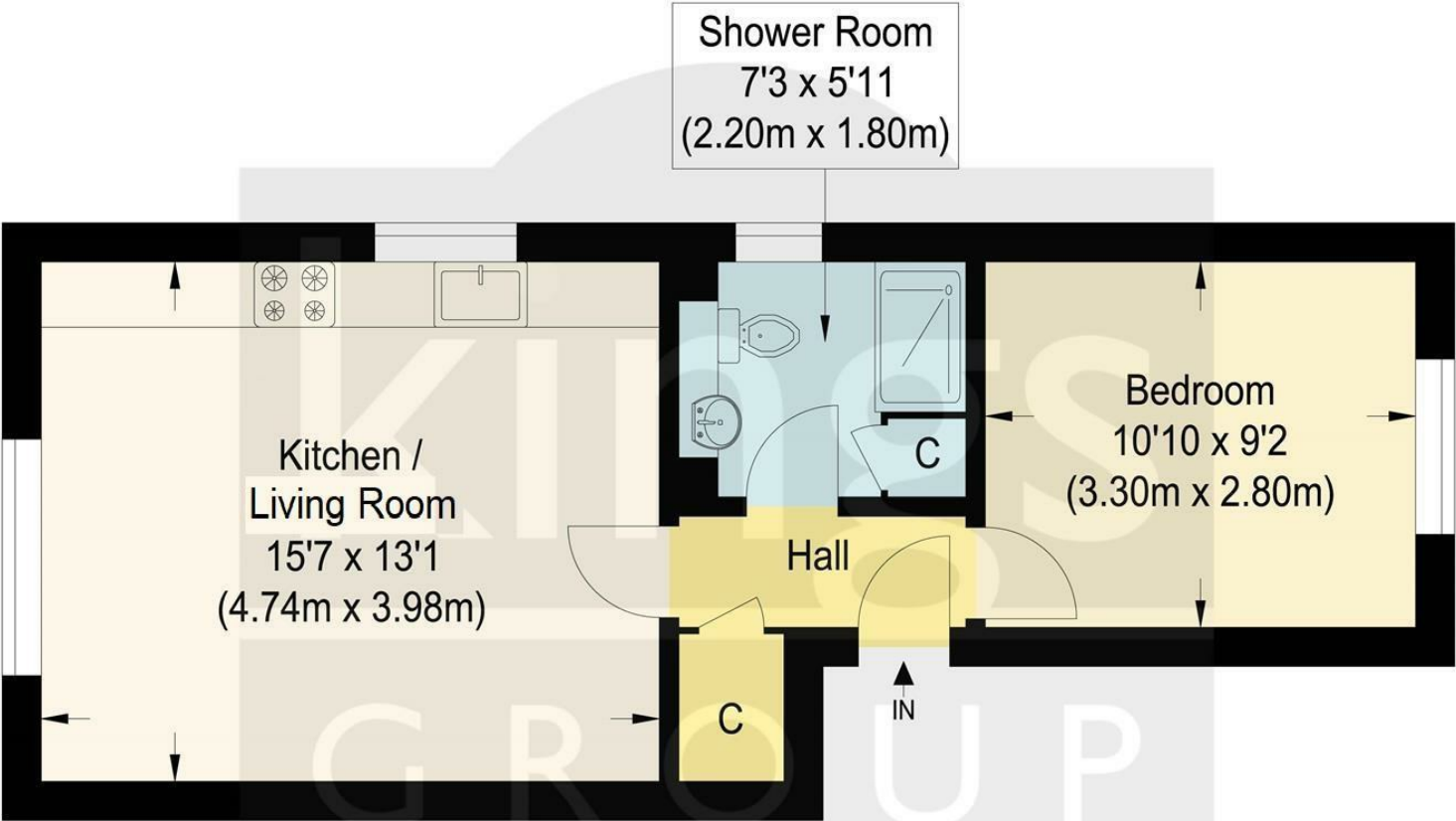
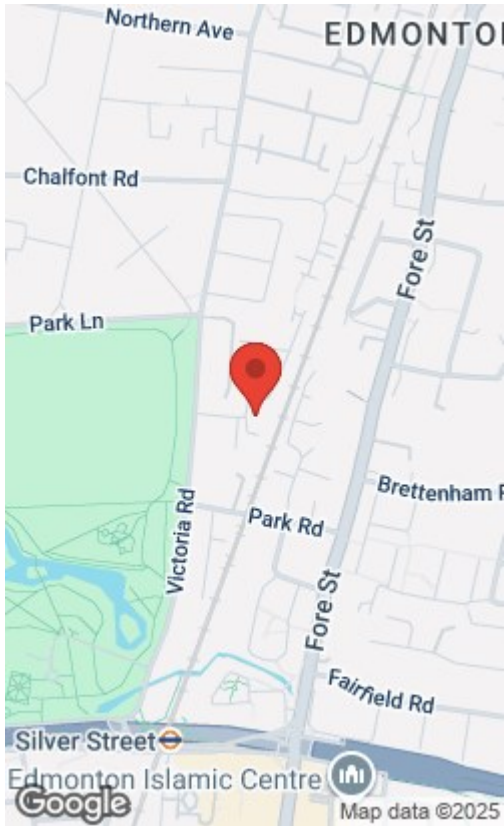








| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| 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

Pycroft Way

Approximate Gross Internal Floor Area : 36.20 sq m / 389.65 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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