



Junction Road, N9 7JU  
Edmonton





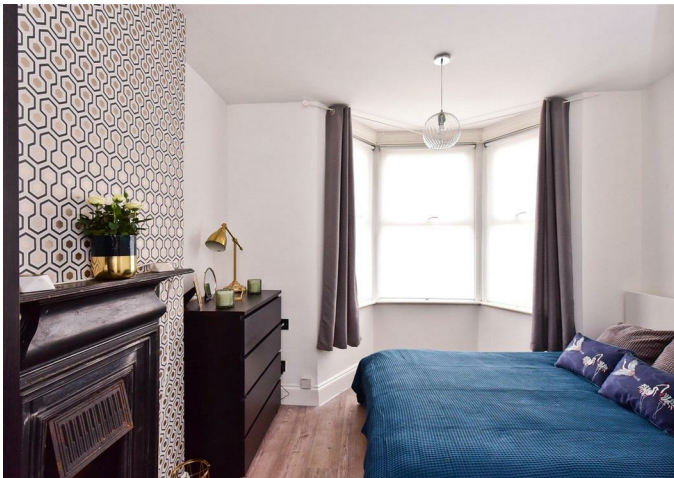




## Junction Road, N9 7JU

- Kings Are Pleased To Present This
- One Bedroom Period Conversion
- Situated On The Ground Floor
- Within A Bay Fronted Victorian Terrace
- Own Private Garden
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- £100pa Ground Rent, £0 Service Charge
- 115 Year Lease
- Council Tax Band C

Offers Over £250,000





KINGS are pleased to present this One Bedroom GROUND FLOOR period conversion with its OWN PRIVATE GARDEN. This well presented property is set within a Victorian bay fronted house and is available CHAIN FREE. Features include a refitted KITCHEN AND BATHROOM, a separate lounge/diner, double glazing, gas central heating and a 115 YEAR LONG LEASE.

Junction Road is just off Bury Street providing easy access to public transport and road links such as the A10. Situated within easy reach of Edmonton Green and it's vast selection of shops, restaurants and leisure facilities, the property is also just a short walk from Edmonton Green train station connecting you to the city. There is a lot on offer making it perfect for a first time buyer looking to MOVE STRAIGHT IN or investors looking for a hassle free investment with tenants already in place.

Council Tax Band - C

Lease - 115 Years Remaining (125 years commencing on 01.06.2016)

Ground Rent - £100 Per Annum

Service Charge - £0

Buildings Insurance - 50% Contribution of £250 (approx.)

**COMMUNAL FRONT DOOR TO:**

With deck, water connection, lighting

**OWN FRONT DOOR TO:**

**ENTRANCE HALLWAY**

With doors to:

**LOUNGE 12'4 x 11'4 (3.76m x 3.45m)**

With double glazed window to rear gardens, double radiator, Tv point, laminated wood style floor

**KITCHEN 9'2 x 8'10 (2.79m x 2.69m)**

With double glazed door to rear gardens, range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, gas hob, tiled splashbacks, spotlights. tiled floor.

**BEDROOM 13'5 x 11'1 (4.09m x 3.38m)**

With double glazed bay window to front, double radiator, fireplace, laminated wood style floor

**BATHROOM/WC**

With two double glazed frosted windows to rear, low level wc., pedestal wash hand basin, panel enclosed bath with shower, spotlights, heated towel rail, tiled walls and floor.

**EXTERIOR: REAR GARDENS 18'0 x 15'0 (5.49m x 4.57m)**









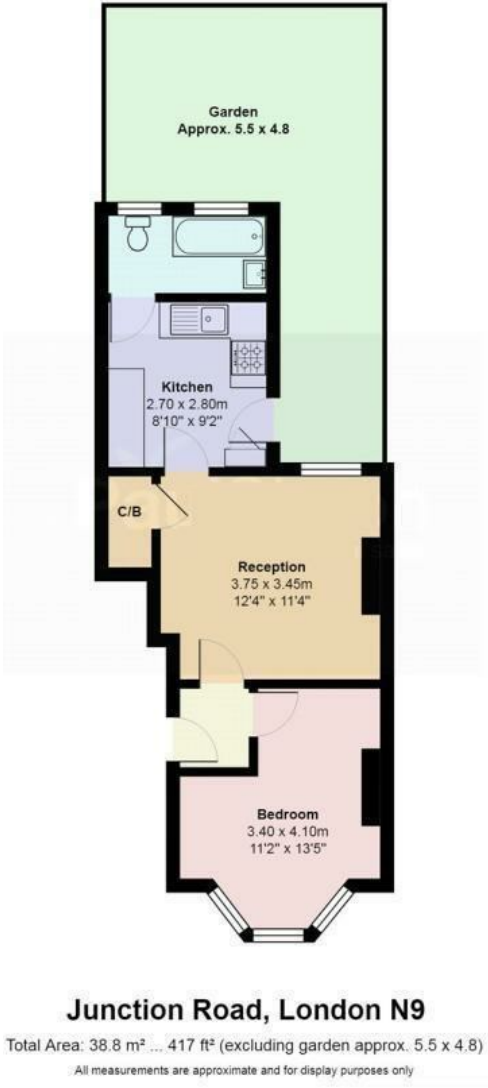
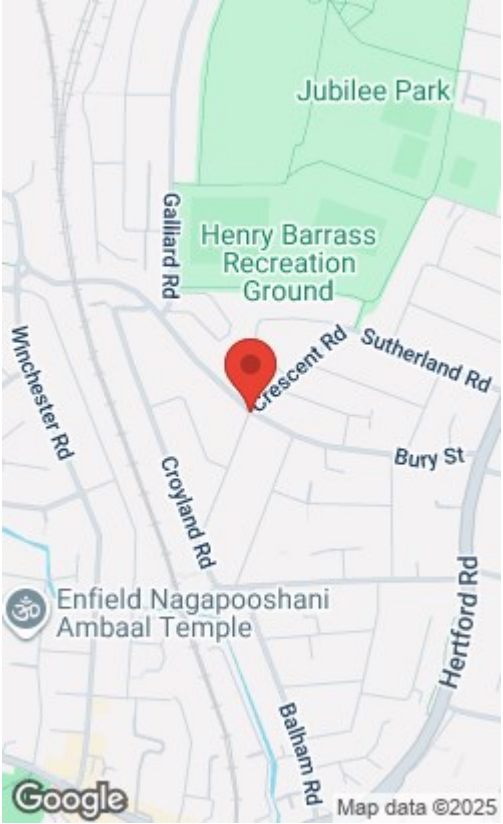






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(29-54) <b>E</b>		
(21-26) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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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