Hudson Way, N9 0XG
London

kings
GROUP

Hudson Way, N9 0XG

- Kings Are Pleased To Present This
- One Bedroom Flat
- Situated On The Second Floor
- 18ft Dual Aspect Lounge/Diner
- Resident Parking
- Double Glazed Windows
- Service Charge £2,400pa, Ground Rent £125pa
- 100 Year Lease
- Chain Free
- Council Tax Band B

£195,000

KINGS are pleased to present this well presented One Double Bedroom Flat situated on the second floor and available CHAIN FREE. Features include a 18FT DUAL ASPECT LOUNGE/DINER with plenty of natural light, leading to a separate fitted kitchen, double glazed windows, built in storage, and RESIDENTS PARKING. The property is part of a modern mixed development of both flats and houses built in 2002.

The convenient location just off Montagu Road means that local shops, bus services and popular schools are within walking distance whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station.

Council Tax Band B
Lease - 100 Years Remaining (125 Years From 1 September 2000)
Service Charge - £2,400 Per Annum
Ground Rent - £125 Per Annum
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

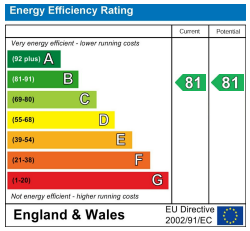
ENTRANCE HALLWAY

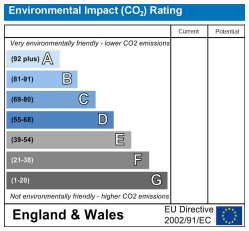
RECEPTION ROOM / DINING ROOM 18'3 x 12'9 (5.56m x 3.89m)

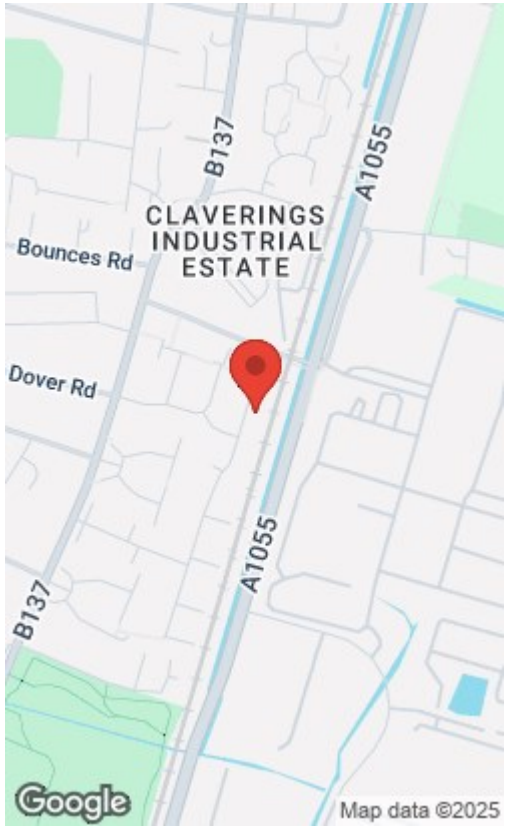
KITCHEN 8'2 x 7'1 (2.49m x 2.16m)

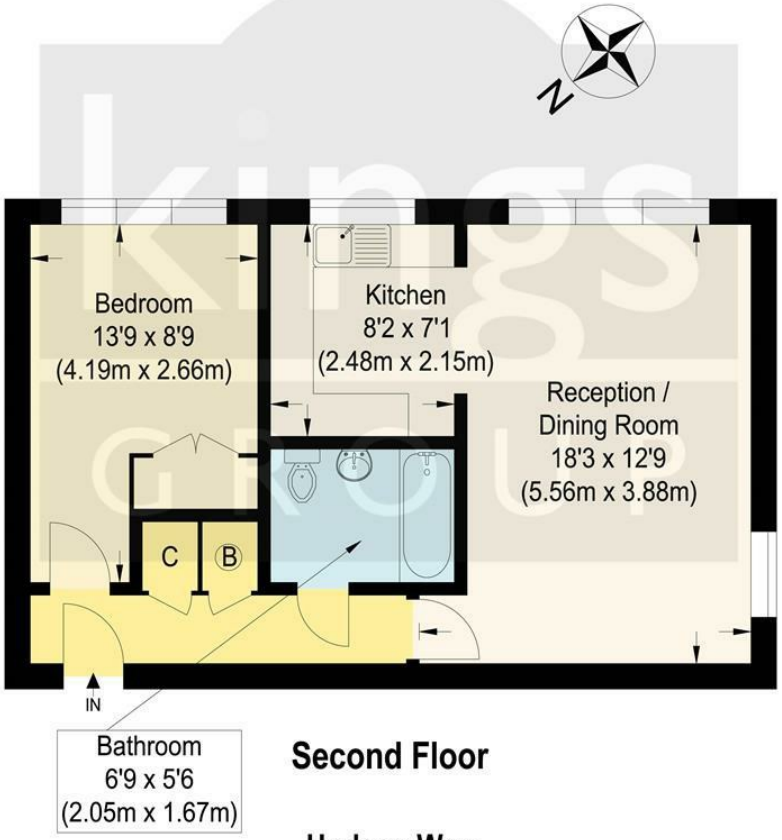
BEDROOM 13'9 8'9 (4.19m 2.67m)

BATHROOM 6'9 x 5'6 (2.06m x 1.68m)









Second Floor

Hudson Way

Approximate Gross Internal Floor Area : 43.30 sq m / 466.07 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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