



Bury Street, N9 7LE  
London

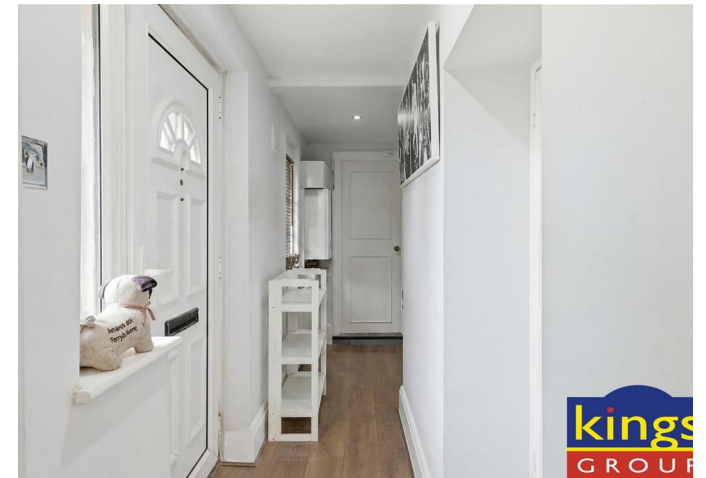




## Bury Street, N9 7LE

- Kings Are Pleased To Present This
- Large One Double Bedroom Converted Flat
- Situated On The Ground Floor
- Spacious Bay Fronted Living/Kitchen Space
- Allocated Parking Space To Front
- Unique Grade II Listed Conversion
- 153 Year Lease
- £0 Ground Rent, Service Charge £2,815pa
- Close To Edmonton Green Train Station
- Chain Free

£260,000



KINGS are pleased to present this LARGE ONE BEDROOM GROUND FLOOR FLAT, forming part of the historic and highly sought after Caroe Court development. Originally converted from the former St Michael's Vicarage, this grade II listed building provides a rare opportunity to acquire a character filled home within one of Edmonton's most distinctive residential developments. The unique property is available with NO ONWARD CHAIN and benefits from an ALLOCATED PARKING SPACE to the front

Internally, the property offers bright and spacious accommodation throughout, featuring a generous OPEN PLAN LIVING/KITCHEN SPACE with HIGH CEILINGS and a large bay window that floods the room with NATURAL LIGHT. The fitted kitchen is conveniently positioned off the living area, creating an ideal space for both everyday living and entertaining.

The property further benefits from a particularly large bedroom suite with DUAL ASPECT WINDOWS and ample space for additional furniture, together with a well appointed three piece bathroom down the hall. CHARACTER FEATURES associated with this historic conversion combine beautifully with modern day comforts, creating a home unlike any other locally available.

Conveniently positioned just off Hertford Road, the property is within easy reach of Edmonton Green Station and Shopping Centre, offering a vast selection of shops, restaurants, and leisure facilities. Jubilee Park is just moments away, whilst excellent transport links including local bus routes and the A10 provide easy access across North London and beyond.

Council Tax Band C

EPC Rating D

Lease - 153 Years Remaining (191 years from 13 June 1988)

Service Charge - £2,815 Per Annum

Ground Rent - £0

Grade II Listed - No. 1078902

Construction Type - Standard (Brick, Tile)

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

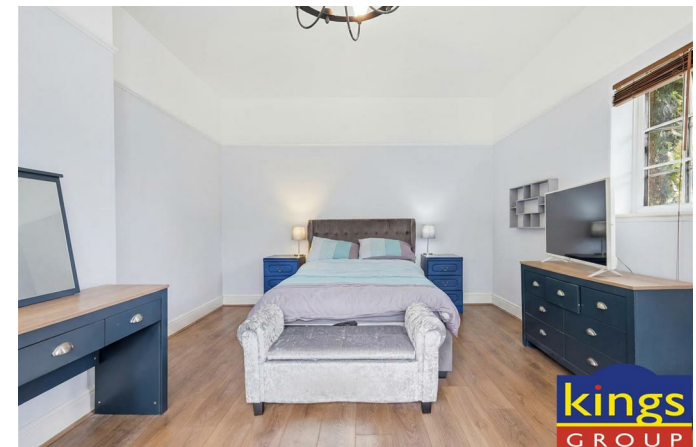
#### ENTRANCE HALLWAY

LIVING ROOM 13'1 x 19'9 (3.99m x 6.02m)

KITCHEN 5'7 x 14'0 (1.70m x 4.27m)

BEDROOM 13'1 x 15'5 (3.99m x 4.70m)

BATHROOM 7'7 x 10'0 (2.31m x 3.05m)





**kings**  
GROUP

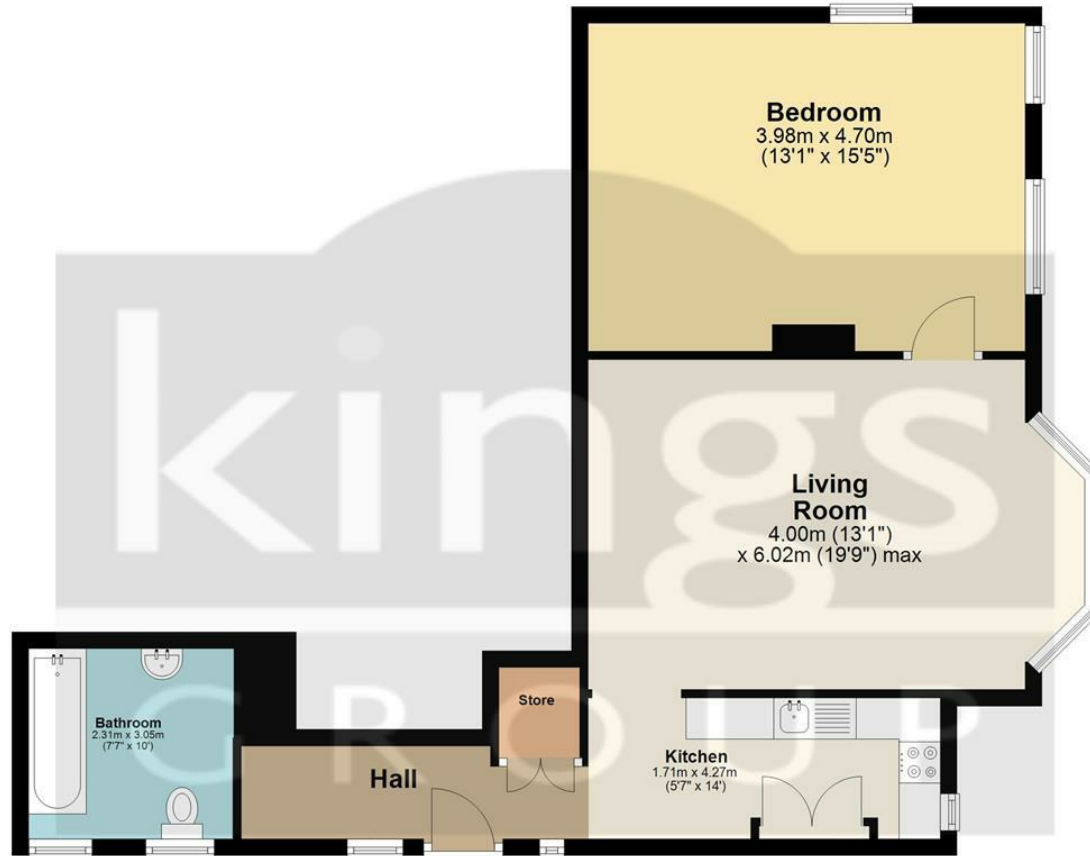




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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	
<b>63</b>	<b>76</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



Total area: approx. 64.0 sq. metres (688.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

## Carey Court

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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