



Linnet Close, N9 8UH
London





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GROUP

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- Kings Are Pleased To Present This
- Studio Flat
- Separate Sleeping Area With Built In Wardrobe
- Situated On The Third Floor
- Residents Parking
- Double Glazed Windows
- 153 Year Lease Remaining
- Service Charge £1,140.84pa, Ground Rent £0
- Chain Free
- Council Tax Band B

£175,000



KINGS are pleased to present this Studio Flat with a SEPARATE SLEEPING AREA, available on a CHAIN FREE basis. The property is situated on the third floor in a purpose built development and has a 153 YEAR LEASE along with RESIDENTS PARKING. Features include a lounge/diner with a separate kitchen and DOUBLE GLAZED WINDOWS. The sleeping area is spacious enough for a double bed and furniture whilst also boasting a built in wardrobe space.

The convenient location 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. In our opinion this is ideal for a first time buyer wanting to get on the property ladder or as an investment which is ready to let.

Council Tax Band B

Lease - 153 Years Remaining (168 Years From 8th February 2010)

Ground Rent - Peppercorn

Service Charge - £1,140.84 Per Annum/£95.07 Per Month Inclusive Of Water Rates

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

RECEPTION/DINING ROOM 11'9 x 10'4 (3.58m x 3.15m)

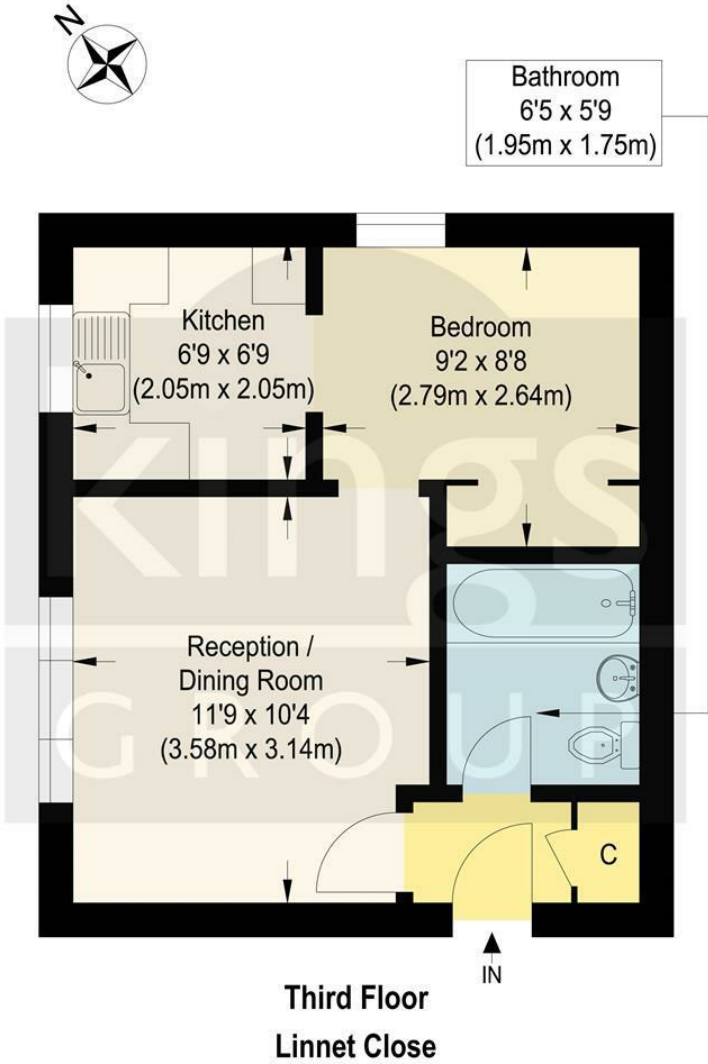
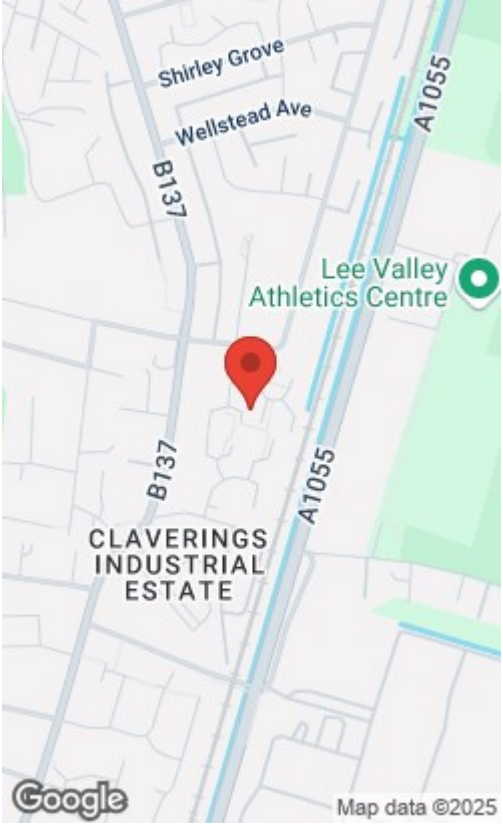
BEDROOM 9'2 x 8'8 (2.79m x 2.64m)

KITCHEN 6'9 x 6'9 (2.06m x 2.06m)

BATHROOM 6'5 x 5'9 (1.96m x 1.75m)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate Gross Internal Floor Area : 28.80 sq m / 310.0 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

