



Copperfield Mews, N18 1PE  
London









# Copperfield Mews, N18 1PE

KINGS are pleased to present this SPACIOUS One Bedroom Flat situated on the GROUND FLOOR with access to its OWN GENEROUS GARDEN, available on a CHAIN FREE basis. Features include a 16ft lounge/diner with direct access to PRIVATE OUTSIDE SPACE, a good sized dual aspect kitchen, a large double bedroom and a VERSATILE STORAGE ROOM. Further benefits include double glazing and gas central heating.

The property offers easy access to the A10 and A406 North Circular Roads along with Silver Street train station keeping you connected to the city. There are a collection of schools and a variety of shops within walking distance, whilst close by there are the benefits of Pymmes Park and North Middlesex hospital. There is a lot on offer making it perfect for first time buyers, investors as well as those in need of accessibility and ground floor accommodation.

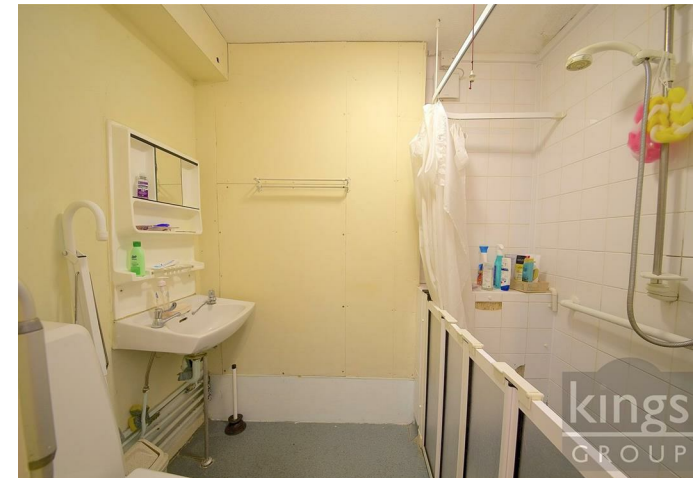
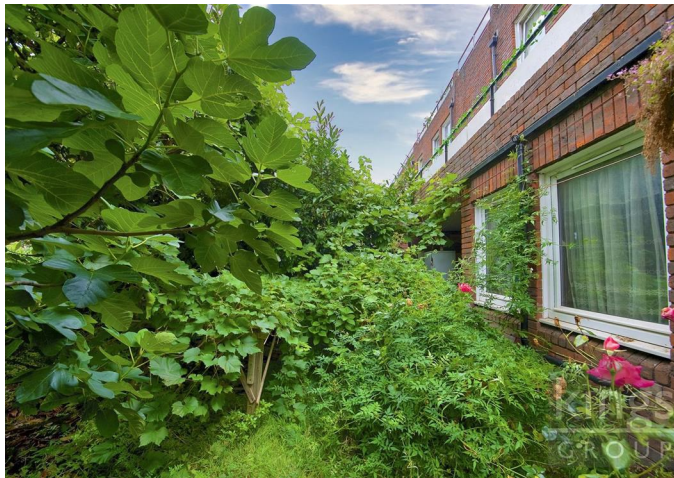
Council Tax Band B

Lease - 89 Years Remaining (From 23 May 2016 To 31 March 2113)

Service Charge - £1,207.20 Per Annum/£100.60 Per Month

Ground Rent - £10 Per Annum

## Offers Over £200,000





- Kings Are Pleased To Present This
- Access To Own Private Garden
- Versatile Store Room
- 89 Year Lease Remaining
- Chain Free

- One Bedroom Ground Floor Flat
- 16ft Lounge/Diner With Separate Kitchen
- Gas Central Heating & Double Glazing
- Ground Rent £10pa, Service Charge £1,207.20pa
- Council Tax Band B

## ENTRANCE HALLWAY

### LOUNGE 16'5 x 10'6 (5.00m x 3.20m)

With double glazed window and door to rear leading to the garden, insulated external walls, TV point, phone point and power points

### KITCHEN 11'4 x 7'9 (3.45m x 2.36m)

With two double glazed window to side and rear, part tiled walls, sink and drainer unit, freestanding gas hob and oven as well as space for washing machine

### BEDROOM 16'5 x 9'6 (5.00m x 2.90m)

With two double glazed window to rear, TV point, power points and room for a double bedroom

### SHOWER ROOM 7'1 x 4'8 (2.16m x 1.42m)

Walk in wet room with shower head, W/C, pillar tap wash basin and extractor fan

## GARDEN

Fenced private garden



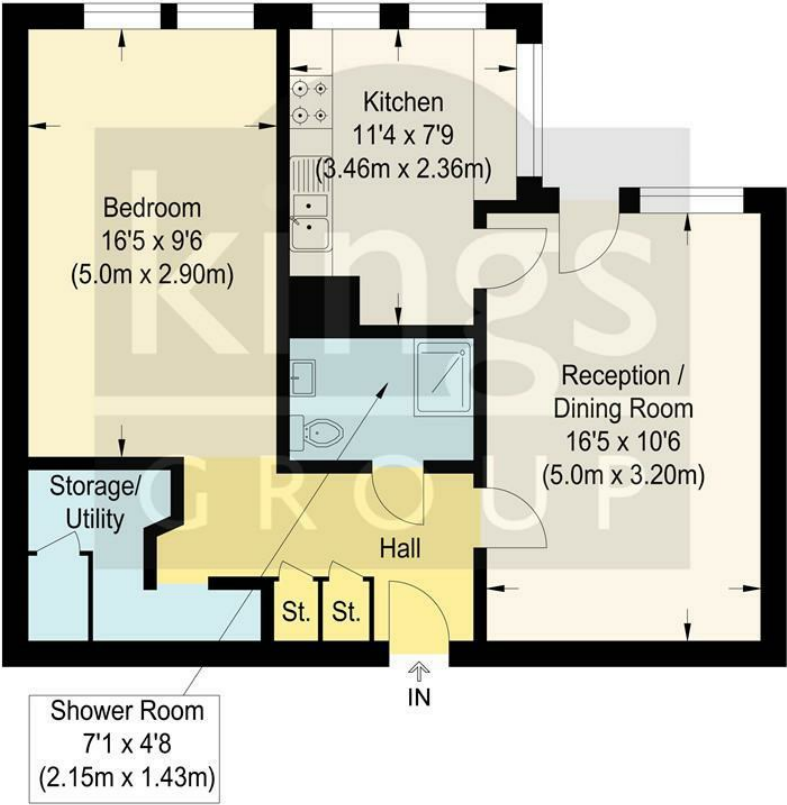
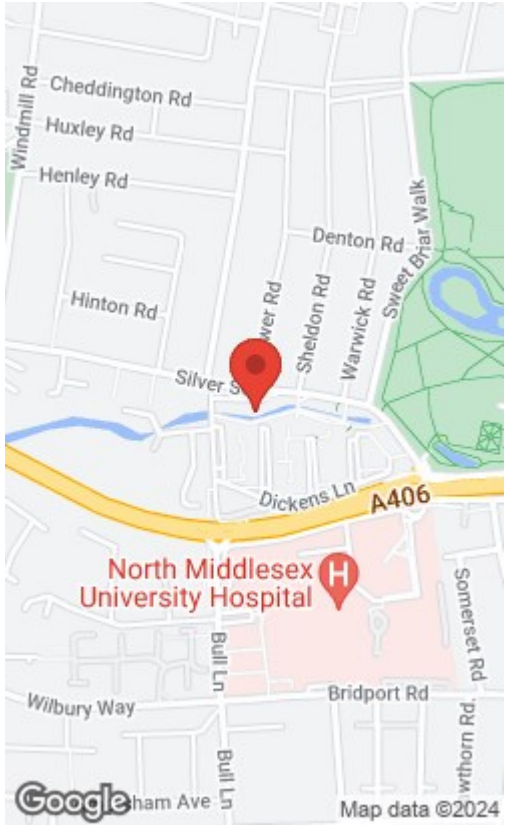






| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 | Potential               |
| (92 plus) <b>A</b>                          |                         |                         |
| (81-91) <b>B</b>                            |                         |                         |
| (69-80) <b>C</b>                            |                         |                         |
| (55-68) <b>D</b>                            |                         |                         |
| (39-54) <b>E</b>                            |                         |                         |
| (29-38) <b>F</b>                            |                         |                         |
| (1-28) <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>                                                |                         |                         |
| (55-68) <b>D</b>                                                |                         |                         |
| (39-54) <b>E</b>                                                |                         |                         |
| (29-38) <b>F</b>                                                |                         |                         |
| (1-28) <b>G</b>                                                 |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



Cooperfield Mews

Approximate Gross Internal Floor Area : 55.0 sq m / 592.01 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

