Bury Street, N9 7LE
Edmonton

kings GROUP

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GROU

Bury Street, N9 7LE

- Kings Are Pleased To Present This
- One Bedroom Ground Floor Flat
- Grade II Listed Church Conversion
- 24ft Open Plan Kitchen Living Space
- Allocated Parking
- Share Of Freehold, With 961 Year Lease
- Service Charge £1,953.72 pa, Ground Rent £0
- Close To Edmonton Green Train Station
- Chain Free
- Council Tax Band B

£210,000

KINGS are pleased to present this unique One Bedroom GROUND FLOOR Flat, set within the former Church of St Michael in North London, available with NO ONWARD CHAIN. This Grade II listed period property features a spacious 24FT OPEN PLAN KITCHEN LIVING SPACE, a three piece bathroom, a large double bedroom with fitted storage, original stonework and ALLOCATED PARKING.

Caroe Court must surely rank as one of the most unique residential buildings in Edmonton. Located just off Hertford Road situated within easy reach of Edmonton Green train station and shopping centre with it's vast selection of shops, restaurants and leisure facilities. It is a stone's throw from Jubilee Park, provides easy access to bus routes, and close to road links such as the A10.

Council Tax Band B
EPC Rating D
Share Of Freehold With Lease - 961 Years Remaining (999 Years From 13th June 1988)
Service Charge - 1,953.72 per annum
Grount Rent - £0
Grade II Listed - No. 1078901
Construction Type - Brick, Tile, Stone, Converted Former Church
Flood Risk - Rivers & Seas: Very low, Surface Water: Medium

ENTRANCE HALLWAY

LOUNGE 16'1 x 8'4 (4.90m x 2.54m)

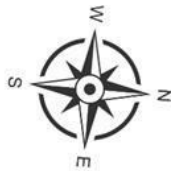
KITCHEN 14'1 x 7'6 (4.29m x 2.29m)

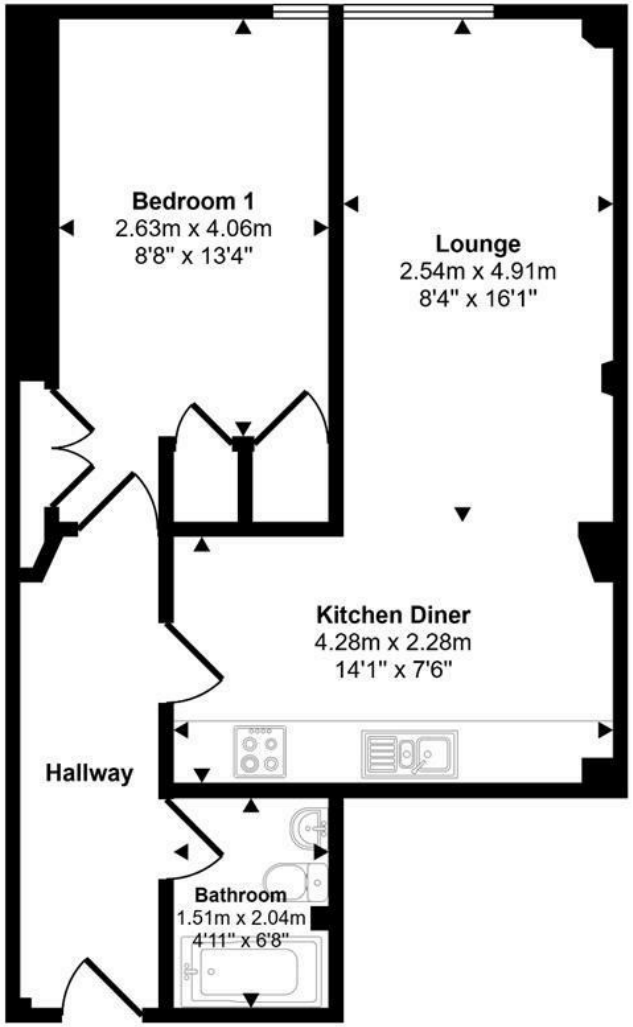
BEDROOM ONE 13'4 x 8'8 (4.06m x 2.64m)

BATHROOM 6'8 x 4'11 (2.03m x 1.50m)

ALLOCATED PARKING

Approx Gross Internal Area
49 sq m / 530 sq ft





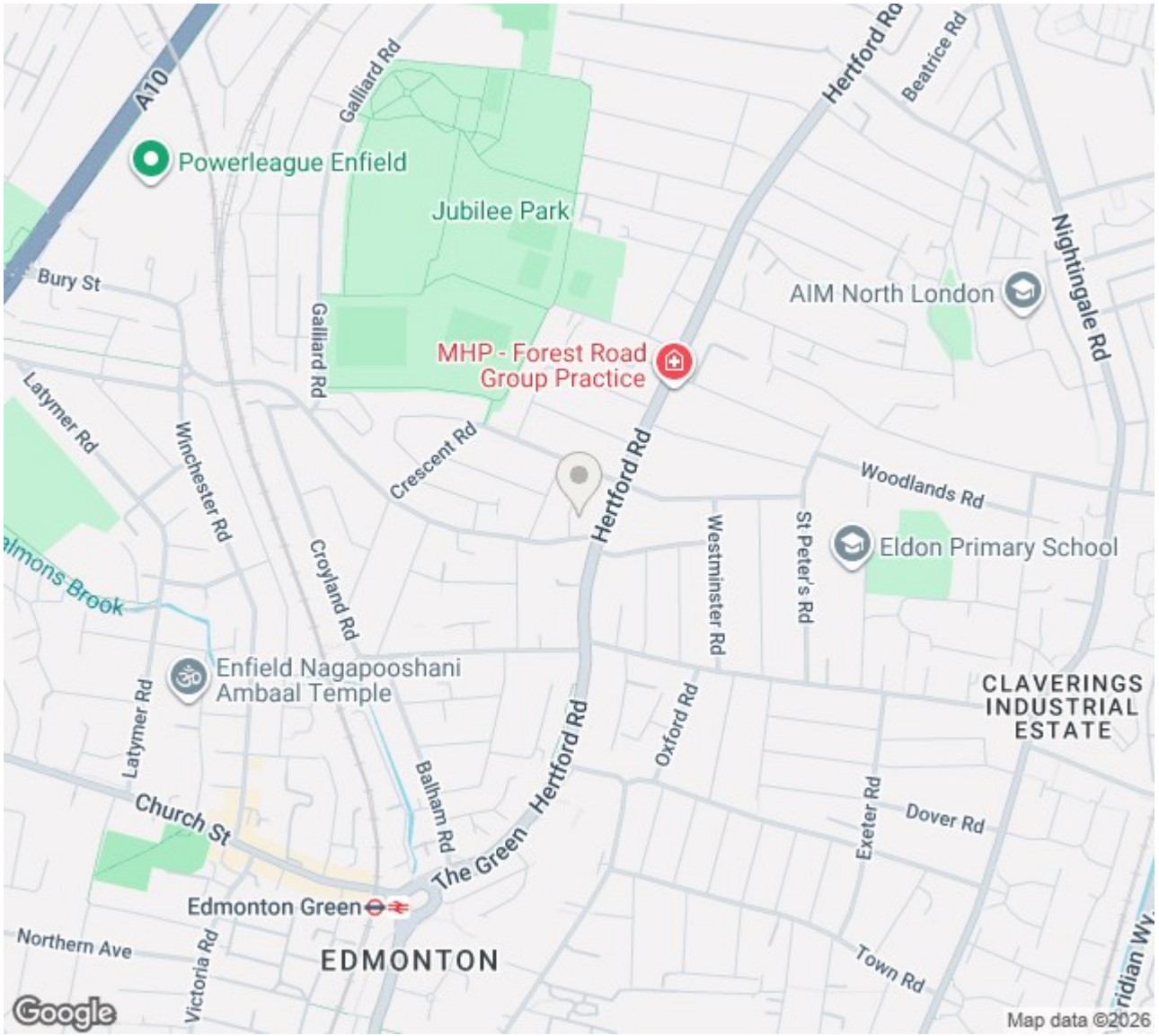
Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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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