



Felixstowe Road, N9 0DS
London





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Felixstowe Road, N9 0DS

- Kings Are Pleased To Present This
- Two Bedroom Conversion
- Situated On The Ground Floor
- Open Plan Kitchen / Diner
- Direct Access To Private Garden
- Close Proximity To Edmonton Green Station & Shops
- 118 Year Lease
- Ground Rent £500pa,, Service Charge £583.33pa
- Chain Free
- Council Tax Band C

£275,000



KINGS are pleased to present this spacious **GROUND FLOOR Two Bedroom Conversion** with **NO ONWARD CHAIN**. This property that is available with a **118 year lease** comprises two bright bedrooms, direct access to a **PRIVATE 58FT REAR GARDEN** and a 18ft open plan kitchen and reception room ideal for modern living. Further benefits include gas central heating and double glazing.

The property provides easy access to the **A10 and A406 North Circular Roads** for commuters. The promising **Lower Edmonton** area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax C

Lease - 118 Years Remaining (125 Years From 19 August 2018)

Service Charge - £583.33pa / £46.61pcm

Ground Rent - £500pa

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

ENTRANCE HALLWAY

KITCHEN / RECEPTION / DINING ROOM 18'7 x 14'9 (5.66m x 4.50m)

BEDROOM ONE 14'2 x 13'3 (4.32m x 4.04m)

BEDROOM TWO 8'7 x 6'1 (2.62m x 1.85m)

BATHROOM 5'9 x 5'2 (1.75m x 1.57m)

GARDEN 58'8 x 20'1 (17.88m x 6.12m)

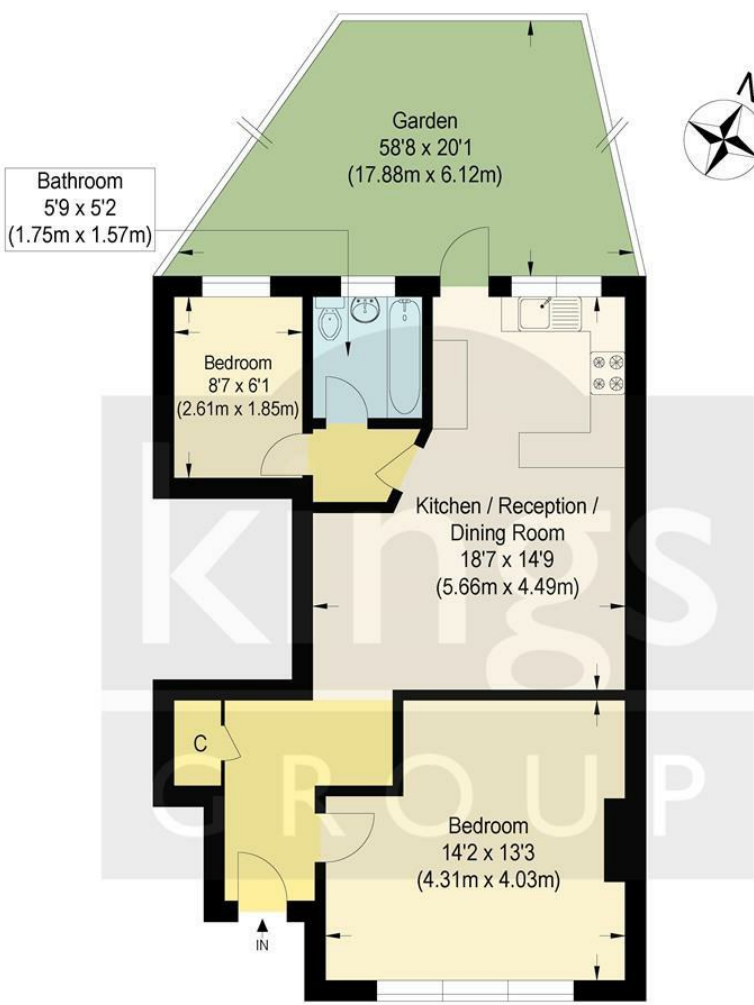






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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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		



Ground Floor
Felixtowe Road

Approximate Gross Internal Floor Area : 53.80 sq m / 579.09 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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