



Hudson Way, N9 0XG  
London







kings  
GROUP

## Hudson Way, N9 0XG

- Kings Are Pleased To Present This
- Two Bedroom Flat
- Situated On The Ground Floor
- Residents Parking
- 17ft Dual Aspect Lounge/Diner
- Modern Kitchen & Good Sized Bathroom
- Double Glazing Throughout
- 100 Year Lease
- Service Charge £2,698.08pa, Ground Rent £150pa
- Chain Free

£250,000





KINGS are pleased to present this Two Bedroom Flat situated on the GROUND FLOOR available on a CHAIN FREE basis. The property is part of a mixed development of both flats and houses built circa 2000 and is surrounded by communal gardens. Features include a 17ft lounge with plenty of light, a MODERN KITCHEN kitchen and bathroom, with fitted storage in the bedrooms. This well presented property benefits from double glazing, RESIDENTS PARKING and a 100 year lease.

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 or as an investment.

Council Tax Band C

Lease - 100 Years Remaining (125 years from 1 September 2000)

Service Charge - £2,698.08 Per Annum

Ground Rent - £150 Per Annum

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Vey Low

#### COMMUNAL FRONT DOOR TO

#### COMMUNAL ENTRANCE HALLWAY TO

#### OWN FRONT DOOR TO

#### ENTRANCE HALLWAY 18'10 x 3'6 (5.74m x 1.07m)

With storage heater, entry phone system, storage cupboard housing water cylinder, power points, laminated wood style flooring, doors to:

#### LOUNGE / DINER 17'11 x 8'10 (5.46m x 2.69m)

With double glazed windows to rear and side, electric storage heater TV point, phone point, power points, laminated wood style flooring, door to:

#### KITCHEN 8'0 x 7'0 (2.44m x 2.13m)

With double glazed window to rear, tiled splash backs, range of wall and base units work tops over, stainless steel sink unit, integrated electric oven/ hob, space for fridge/ freezer, plumbed for washing machine, extractor, power points, vinyl flooring.

#### BEDROOM ONE 13'8 x 8'0 (4.17m x 2.44m)

With double glazed window to rear, electric heater, built-in wardrobes, power points, laminated wood style flooring.

#### BEDROOM TWO 10'5 x 5'8 (3.18m x 1.73m)

With double glazed window to rear, electric heater, built-in wardrobes, power points, laminated wood style flooring.

#### BATHROOM/WC 6'11 x 5'6 (2.11m x 1.68m)

With part tiled walls, panel enclosed bath with mixer tap and shower, pedestal wash hand basin, low level WC, wall heater, extractor fan, tiled flooring.

#### EXTERIOR: COMMUNAL GROUNDS, GARDENS AND PARKING

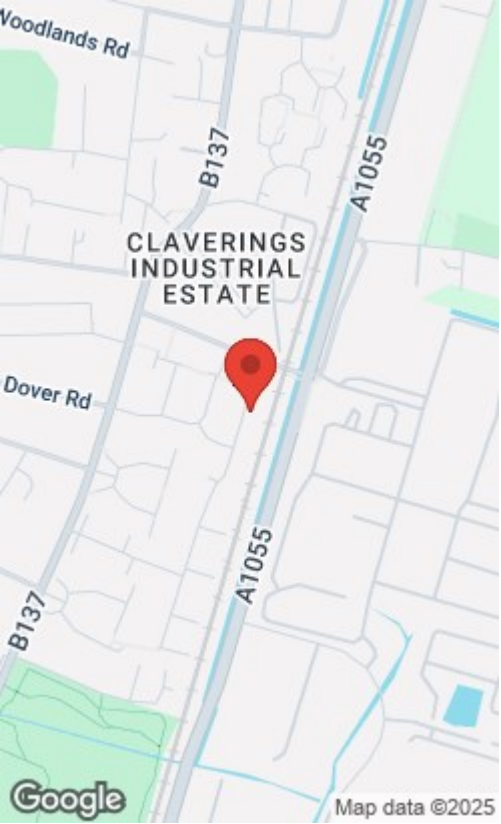
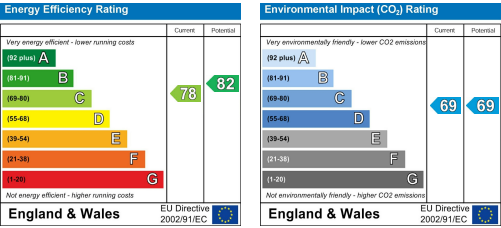








GROUND FLOOR  
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA : 52.0 sq.m. (560 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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