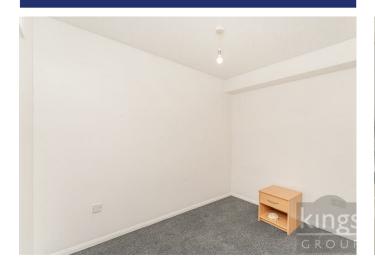




## Barbot Close, N9 9XQ

- Kings Are Pleased To Present This
- Studio Flat With Separate Sleeping Area
- Situated On The Top Floor
- Gas Central Heating
- Residents Parking
- 91 Year Lease
- Service Charge £1798.06pa, Ground Rent £160pa
- Close To Edmonton Green Train Station
- Chain Free
- Council Tax Band B

£179,995









KINGS are pleased to present this CHAIN FREE Studio Flat with a SEPARATE SLEEPING AREA in a central N9 location. The property is situated on the top floor of this purpose built development with communal grounds and benefits from RESIDENTS PARKING. Features include a SEPARATE KITCHEN, a good size living space and BUILT IN WARDROBES to the bedroom area.

Edmonton Green Train Station and Shopping Centre are WITHIN WALKING DISTANCE keeping commuters well connected to the city, there are also an array of local shops and restaurants close by for convenience. The 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 Band B

Lease - 91 Years Remaining (125 years from 1 January 1992)

Service Charge - £1798.06 Per Annum/£149.84 Per Month

Ground Rent - £160 Per Annum (£80 Every 6 Months)

Construction Type - Standard (Brick, Tile)

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



LOUNGE 11'11 x 10'5 (3.63m x 3.18m)

KITCHEN 6'10 x 6'9 (2.08m x 2.06m)

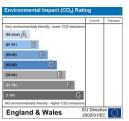
**BEDROOM 9'2 x 8'9 (2.79m x 2.67m)** 

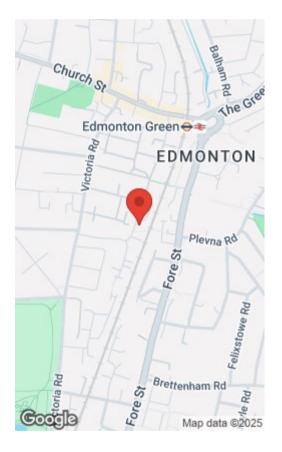
**BATHROOM 6'7 x 5'7 (2.01m x 1.70m)** 



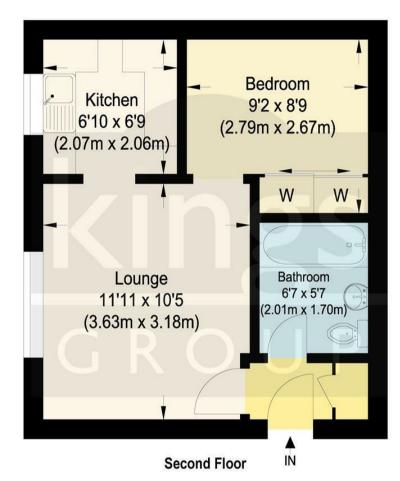


		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68)			
(39-54)			
(21-38)			
(1-20)	;		
Not energy efficient - higher running costs	_		l









## **Barbot Close**

Approximate Gross Internal Floor Area: 29.0 sq m / 312.15 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 6 Church Street, Edmonton, London, N9 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.

9DX

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