



Watermill Lane, N18 1FA
London





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- Kings Are Pleased To Present This
- One Bedroom Apartment
- Secure Gated Development Built In 2015
- Situated On The Third Floor With Lift Access
- Open Plan Living Space With Balcony
- Modern Bathroom & Kitchen With Integrated Appliances
- Allocated Parking & Smart Entry System
- Comprehensive List Of Services, Amenities & Security Features
- 89 Year Lease
- Service Charge Including Ground Rent £3,700.32pa

£230,000



KINGS are pleased to present this STUNNING One Bedroom Apartment located within a secure gated development BUILT IN 2015. This spacious modern property is situated on the third floor and is also lift operated, boasting an OPEN PLAN LIVING SPACE with a sleek high gloss kitchen complete with integrated appliances, a LARGE BALCONY with shelter and paving, a fully tiled bathroom and a WALK IN STORAGE ROOM.

There are many resident benefits, amenities and security details such as the SMART ENTRY SYSTEM which can be linked to a mobile phone, key fob activated gates, doors and LIFT ACCESS, CCTV systems, ALLOCATED PARKING, communal grounds and a comprehensive service and maintenance package including buildings insurance. Further features include an energy efficient heating recovery system and double glazing.

With Silver Street and White Hart Lane train stations close by it is well connected to the City with regular services to London Liverpool Street, there is also direct access to the A10 and A406 North Circular roads too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities.

* 70% Shared Ownership Option Also Available *

Council Tax Band B

Lease - 89 Years Remaining (99 years from 23 September 2015)

Service Charge - £3,700.32 Per Annum/£308.37 Per Month

Ground Rent - Inclusive In Service Charge

Construction Type - Standard (Brick)

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

ENTRANCE HALLWAY

RECEPTION ROOM 11'1 x 17'4 (3.38m x 5.28m)

BALCONY 8'10 x 6'9 (2.69m x 2.06m)

KITCHEN 9'7 x 8'5 (2.92m x 2.57m)

BEDROOM 9'10 x 13'9 (3.00m x 4.19m)

BATHROOM

STORE ROOM





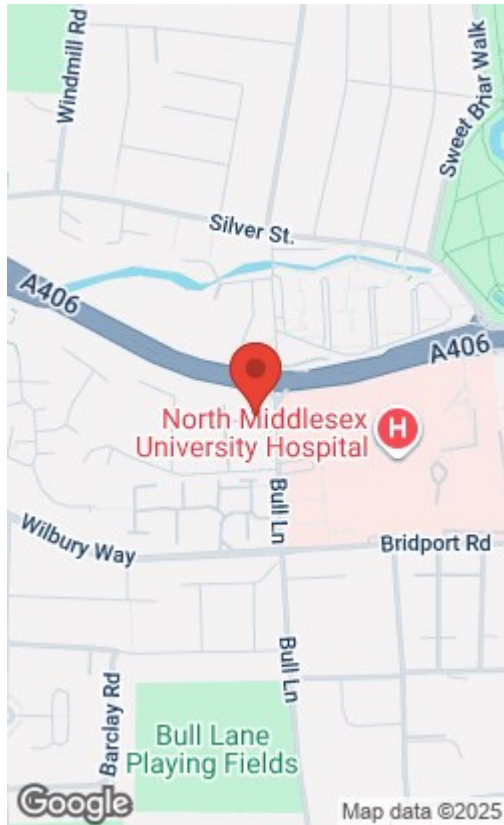


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GROUP



THIRD FLOOR
49.7 sq.m. (535 sq.ft.) approx.

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
(82 plus) A			(82 plus) A		
(61-81) B			(81-81) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(21-28) 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		



HAMMOND COURT, WATERMILL LANE, EDMONTON, N18

TOTAL FLOOR AREA : 49.7 sq.m. (535 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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