



Leopold Road, N18 2HX
London





kings
GROUP

Leopold Road, N18 2HX

- Kings Are Pleased To Present This
- Two Bedroom Flat
- Situated On The Ground Floor
- Gated Residents Parking
- Open Plan L-Shaped Kitchen/Living Space
- Walking Distance To Meridian Water
- Close Proximity To Local Amenities
- 102 Year Lease Remaining
- Service Charge £2,263.92pa, Ground Rent £432
- Council Tax Band C

£275,000



KINGS are pleased to present this well presented Two Bedroom Flat within walking distance to Meridian Water Train Station. The property is situated on the GROUND FLOOR of this modern purpose built development in a convenient N18 location. Features include GATED RESIDENT PARKING, a spacious and bright open plan L-SHAPED KITCHEN/LIVING SPACE and a family bathroom. Further benefits include a 102 year lease and double glazing.

The vibrant Angel Edmonton area is renowned for its diverse range of amenities, including numerous coffee shops and restaurants. With excellent transport links, the A406, North Middlesex Hospital, and local schools are all within easy reach. The property is ideally positioned close to two of the largest redevelopment projects in North London: the ongoing improvements around White Hart Lane and the exciting Meridian Water project, which will bring new homes, businesses, leisure facilities, and enhanced Crossrail transport links.

Council Tax Band C

Lease - 102 Years Remaining (125 years from 1 June 2003)

Service Charge - £2,263.92 Per Annum

Ground Rent - £432 Per Annum

Construction Type - Standard (Brick, Tile)

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



ENTRANCE HALLWAY

KITCHEN / RECEPTION ROOM 17'9 x 16'2 (5.41m x 4.93m)

BEDROOM ONE 14'2 x 8'6 (4.32m x 2.59m)

BEDROOM TWO 10'3 x 5'3 (3.12m x 1.60m)

BATHROOM 6'7 x 5'6 (2.01m x 1.68m)



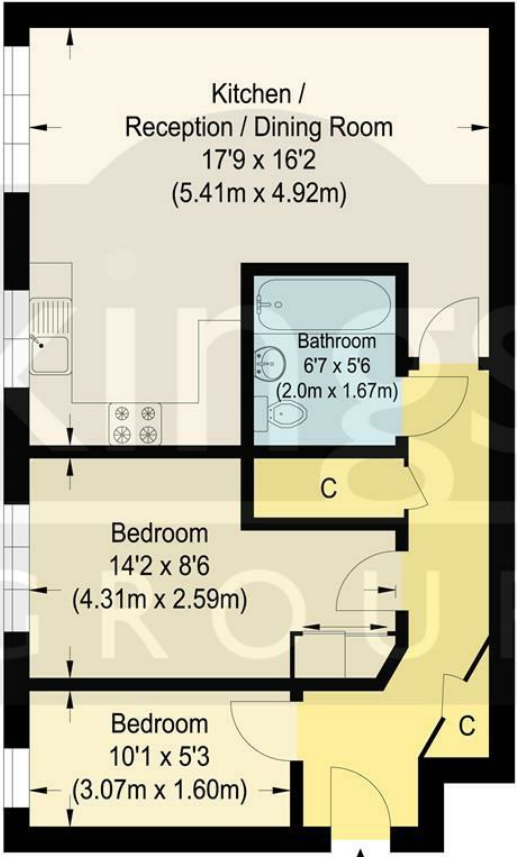
PRIVATE
ESTATE
NO THROUGHROAD

54-76
LEICESTER ROAD

Permit
Holders
Only

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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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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

Leopold Road

Approximate Gross Internal Floor Area : 50.20 sq m / 540.34 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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