

Colyton Way, N18 2XL  
London







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## Colyton Way, N18 2XL

- Kings Are Pleased To Present This
- Three Bedroom Split Level Maisonette
- 20ft Lounge/Diner
- Two Upstairs Shower Rooms
- Walking Distance To Silver Street Train Station
- Easy Access To Local Amenities
- Double Glazing & Gas Central Heating
- 88 Year Lease
- £10pa Ground Rent, £1980pa Service Charge
- Council Tax Band C

£240,000



## PUBLIC NOTICE

**ADDRESS: 76 Bridport House, Colyton Way, Edmonton, N18 2XL**

**We are acting in the sale of the above property and have received an offer of £240,000.**

**Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place**

**EPC Rating D**

**KINGS are pleased to present this spacious Three Bedroom SPLIT LEVEL MAISONETTE located within walking distance of Silver Street Train Station. The CHAIN FREE property is arranged over two floors and situated above shops along Fore Street. Features include a 20FT LOUNGE/DINER, a large kitchen and TWO UPSTAIRS SHOWER ROOMS. Further features include double glazing and gas central heating.**

**Nothing is too far away in Upper Edmonton, with A406 North Circular Road access, North Middlesex Hospital, the lovely Pymmes Park, popular schools and high street shops all within easy reach. In our opinion this would be ideal for someone looking for affordable space within North London, to make a home their own or as an investment.**

**Council Tax Band - C**

**Lease - 88 Years Remaining (125 Years From 1 April 1989)**

**Ground Rent - £10 Per Annum**

**Service Charge - £1980 Per Annum (approx)**

**Construction Type - Standard (Brick, Tile)**

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

## ENTRANCE HALLWAY

**RECPEPTION / DINING ROO9M 20'7 x 10'3 (6.27m x 3.12m)**

**KITCHEN 20'7 x 13'3 (6.27m x 4.04m)**

## FIRST FLOOR LANDING

**BEDROOM ONE 14'9 x 9'3 (4.50m x 2.82m)**

**BEDROOM TWO 11'9 x 10'5 (3.58m x 3.18m)**

**BEDROOM THREE 12'2 x 7'7 (3.71m x 2.31m)**

**BATHROOM 8'7 x 5'5 (2.62m x 1.65m)**

**SHOWER ROOM 5'4 x 5'2 (1.63m x 1.57m)**







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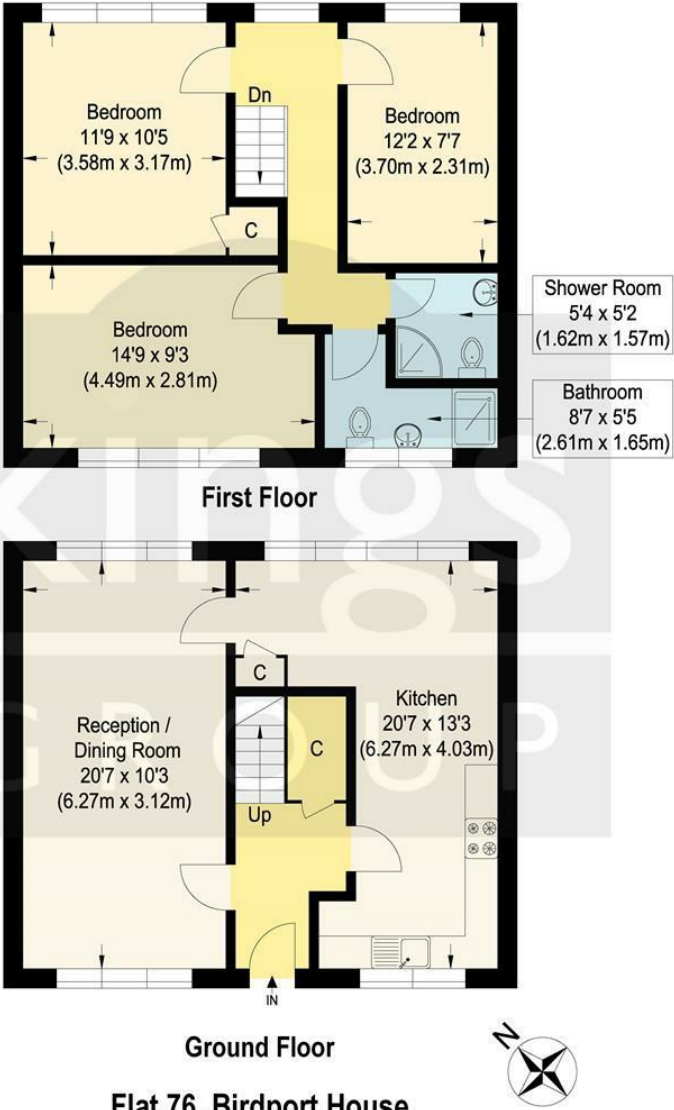
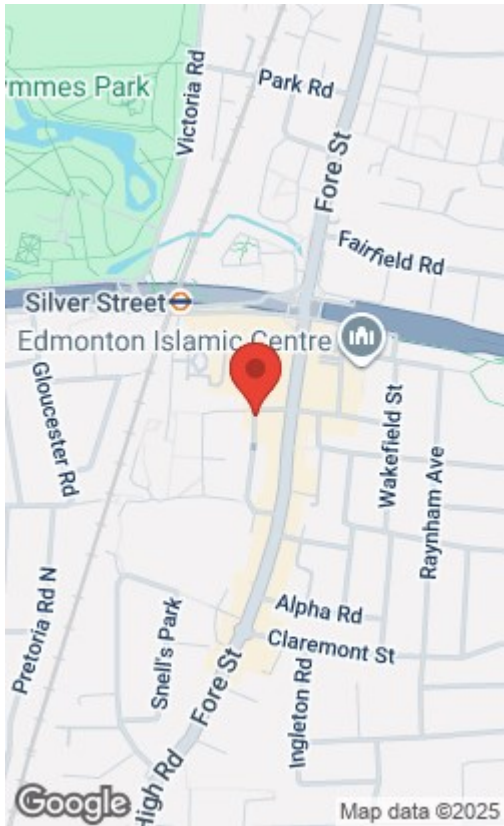


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Flat 76, Birdport House

Approximate Gross Internal Floor Area : 91.50 sq m / 984.89 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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