



Beechwood Mews, N9 9XH  
London





kings  
GROUP

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**\*\*CLICK FOR VIDEO TOUR\*\*** KINGS are delighted to present this CHAIN FREE Two Double Bedroom Flat situated on the third floor of an exclusive and attractive Georgian style building in the heart of N9. The spacious property has plenty of natural light from stash style windows. Features include an EXTENDED 154 YEAR LEASE, no ground rent, a 14ft lounge/diner leading a separate kitchen, built in storage, RESIDENTS PERMIT PARKING and communal grounds.

The property is WITHIN WALKING DISTANCE of Edmonton Green train station with a regular service to the city as well as offering easy access to the A10 and A406. The Edmonton Green shopping centre is close by whilst local shops and restaurants are just seconds away. We feel that this is ideal for a first time buyer or an investor as the property is centrally located to all amenities.

Lease - 154 Years Remaining (From 20 May 2020 until 24 March 2177)  
Ground Rent - Peppercorn  
Service Charge - £2,331.47 Per Annum, £194.28 Per Month (Reviewed Annually)  
Council Tax Band - C

Offers In The Region Of  
£265,000



- Kings Are Delighted To Present This
- Situated On The Third Floor
- Residents Permit Parking
- Peppercorn Ground Rent, Service Charge £2,331.47pa,
- Council Tax Band C

- Two Double Bedroom Flat
- 14ft Lounge/Diner & Separate Kitchen
- Walking Distance To Edmonton Green Train Station
- 154 Year Lease
- Chain Free

**ENTRANCE HALL 7'00 x 10'11 (2.13m x 3.33m)**

Laminate flooring, storage and airing cupboard, power points.

**RECEPTION 14'08 x 11'03 (4.47m x 3.43m)**

Single glazed windows to front aspect, laminate flooring, electric heater, phone point, TV aerial, power points.

**KITCHEN 9'04 x 7'03 (2.84m x 2.21m)**

Single glazed window to rear aspect, laminate flooring, range of base and wall units with roll top work surfaces and tiled splash back, electric hob and oven, hood extractor, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points.

**BATHROOM 6'08 x 6'03 (2.03m x 1.91m)**

Single glazed window to rear aspect, wall heater, lino flooring, panel enclosed bath with mixer tap and shower attached, pedestal wash basin with mixer tap, low level WC, tiled walls.

**BEDROOM ONE 15'04 x 14'07 (4.67m x 4.45m)**

Single glazed windows to front aspect, coved ceiling, electric heater, carpeted, power points.

**BEDROOM TWO 11'09 x 9'05 (3.58m x 2.87m)**

Single glazed windows to rear aspect, coved ceiling, laminate flooring, electric heater, power points.



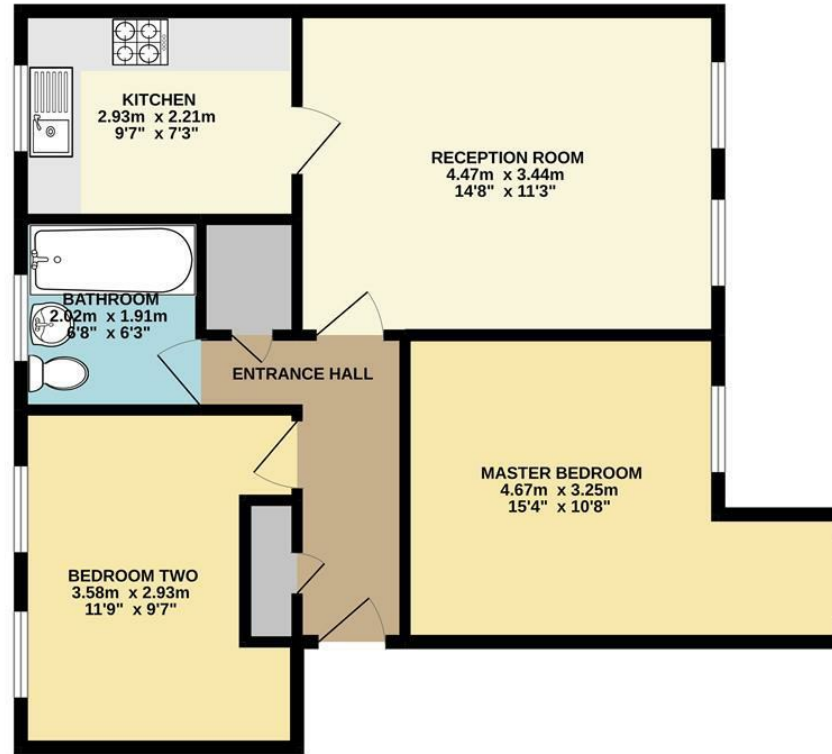






THIRD FLOOR  
54.6 sq.m. (588 sq.ft.) approx.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



BEECHWOOD MEWS, LONDON, EDMONTON, N9  
TOTAL FLOOR AREA: 54.6 sq.m. (588 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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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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