

Methven Court, N9 0TP
London

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- Kings Are Pleased To Present This
- Two Double Bedroom Flat
- 708 Sq Ft Of Living Space
- In Need Of Refurbishment
- Sixth Floor With Dual Lift Access
- Spacious Lounge/Diner With Balcony
- Opposite Edmonton Green Train Station
- 105 Year Lease
- Chain Free
- Council Tax Band C

£200,000









KINGS are pleased to present this TWO DOUBLE BEDROOM FLAT located directly opposite Edmonton Green railway station and next to Edmonton Green Shopping Centre. Situated within a modern development on the sixth floor with DUAL LIFT ACCESS, this SPACIOUS property offers approximately 708 SQ FT of living space.

The property is IN NEED OF REFURBISHMENT throughout, making it an ideal opportunity for buyers looking to put their own stamp on a property or investors seeking a well located purchase with strong potential.

Features include a spacious LOUNGE/DINER opening onto a BALCONY, a separate fitted kitchen, built in wardrobes to both double bedrooms, and a good sized bathroom. Further benefits include DOUBLE GLAZING, ELECTRIC HEATING, ample storage space and a SECURE ENTRY SYSTEM.

The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years, including upgraded transport links, new shopping facilities and improved public spaces, whilst still retaining its famous indoor market. The property is also conveniently located close to local schools, bus routes and road links including the A406

Lease Term: 105 Years Remaining (From 16 October 2007 to 21 March 2132)
Service Charge - £2,982.96 Per Annum (Approx)
Ground Rent - £0
Council Tax Band: C
Construction Type - Includes But Not Limited To: Mainly Masonry Walls, Aluminum Clad Panels, Terracotta Tiled Panels
Flood Risk: Rivers & Seas: Very Low, Surface Water: Very Low
EWS1 - Completed 2023 - B1
(Contact our office for any enquiries in relation to External Wall Fire Safety Assessment)

ENTRANCE HALL

LOUNGE/DINER 12'8 x 15'8 (3.86m x 4.78m)

BALCONY

KITCHEN 8'8 x 8'9 (2.64m x 2.67m)

BEDROOM ONE 10'0 x 15'2 (3.05m x 4.62m)

BEDROOM TWO 7'5 x 15'8 (2.26m x 4.78m)

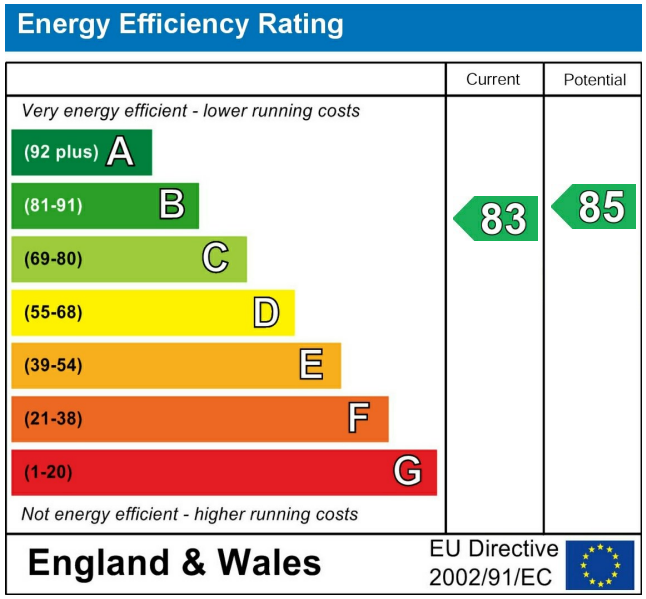
BATHROOM 6'4 7'7 (1.93m 2.31m)

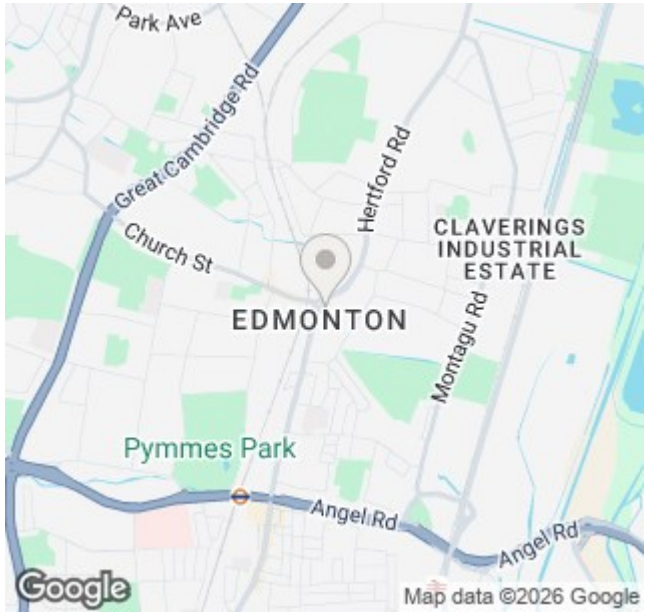


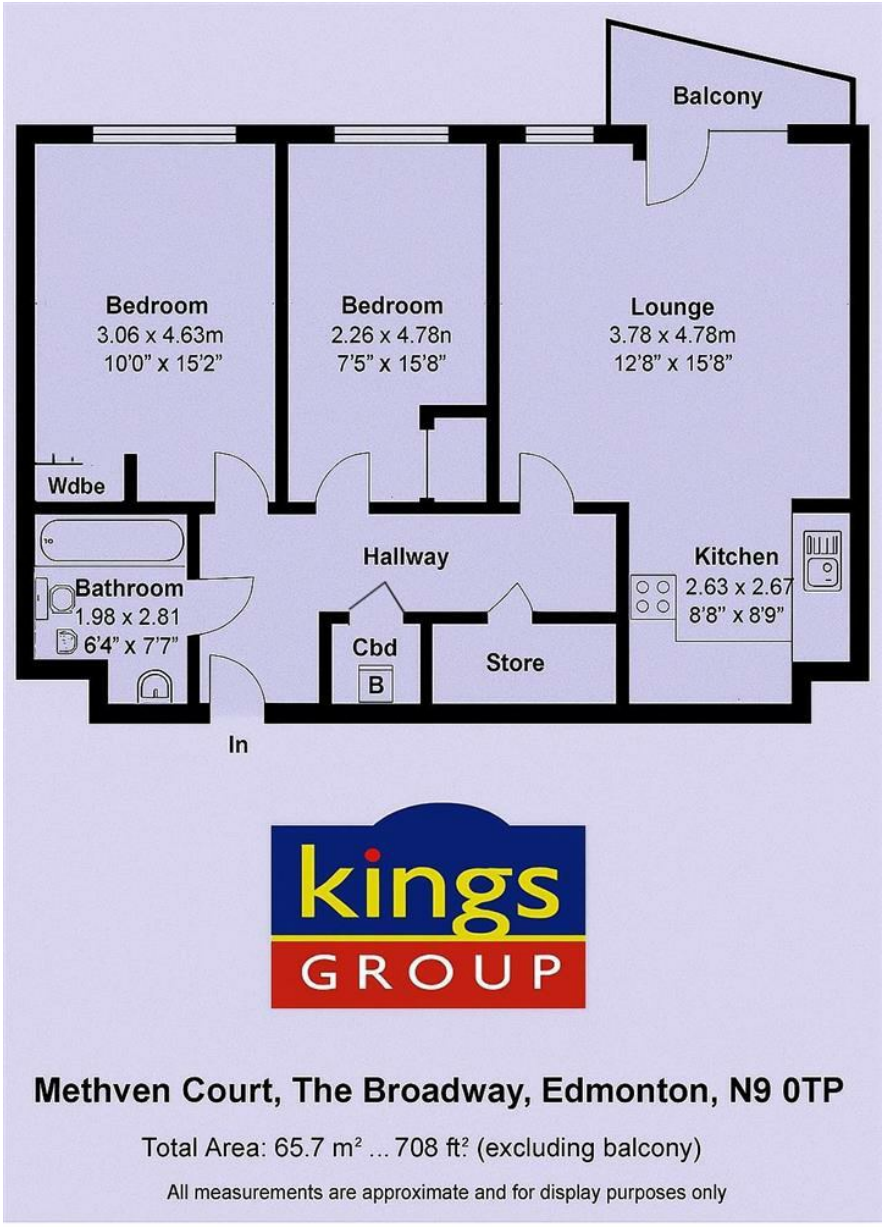





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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information 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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