

14 Acton Close, N9 7DW
London

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- Kings Are Pleased To Present This
- Two Bedroom Flat
- Situated On The Second Floor
- Residents Parking
- 18ft Lounge/Diner With Separate Kitchen
- Gas Central Heating & Double Glazing
- 167 Year Lease
- Ground Rent £0pa, Service Charge £2,146.68pa
- Walking Distance To Edmonton Green Train Station
- Chain Free

£260,000









KINGS are pleased to present this TWO BEDROOM SECOND FLOOR PURPOSE BUILT APARTMENT, situated within the popular Washbourne Court development in Edmonton N9 and offered on a CHAIN FREE basis.

The property offers spacious and well-proportioned accommodation throughout, comprising a 16FT RECEPTION ROOM providing ample living and dining space, a separate 11FT FITTED KITCHEN, TWO WELL PROPORTIONED BEDROOMS and a FAMILY BATHROOM. Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING, SECURE ENTRY SYSTEM and RESIDENTS PARKING, making this an ideal opportunity for FIRST TIME BUYERS and INVESTORS alike.

Ideally positioned in a CENTRAL N9 LOCATION, the property is within easy reach of EDMONTON GREEN SHOPPING CENTRE, offering a wide range of shops, restaurants and local amenities. Excellent transport links are also nearby, with EDMONTON GREEN, SILVER STREET and MERIDIAN WATER STATIONS providing convenient connections into Central London. The A10 and A406 NORTH CIRCULAR ROAD are also easily accessible, providing excellent road links across London and surrounding areas.

Council Tax Band C
EPC Rating B
Lease - 167 Years Remaining (189 years from 10 September 2004)
Service Charge - £2,146.68 Per Annum
Ground Rent - £0
Construction Type - Standard
Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

ENTRANCE HALL

RECEPTION ROOM 18'8 x 14'9 (5.69m x 4.50m)

KITCHEN 11'2 x 7'0 (3.40m x 2.13m)

BEDROOM ONE 12'6 x 10'10 (3.81m x 3.30m)

BEDROOM TWO 11'6 x 7'10 (3.51m x 2.39m)

BATHROOM 7'10 x 5'11 (2.39m x 1.80m)







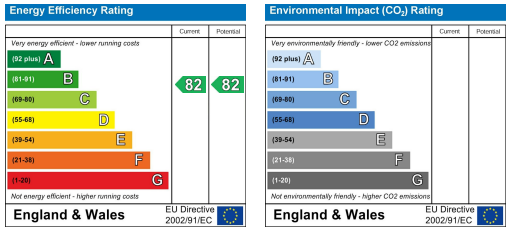


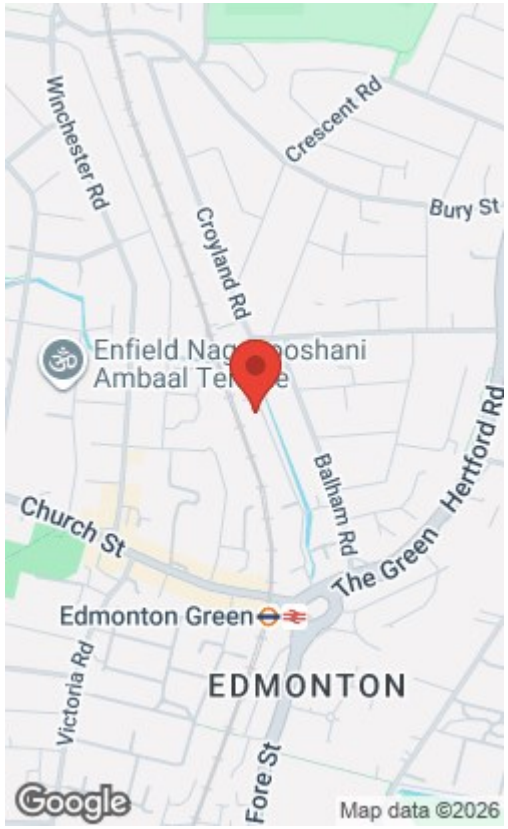

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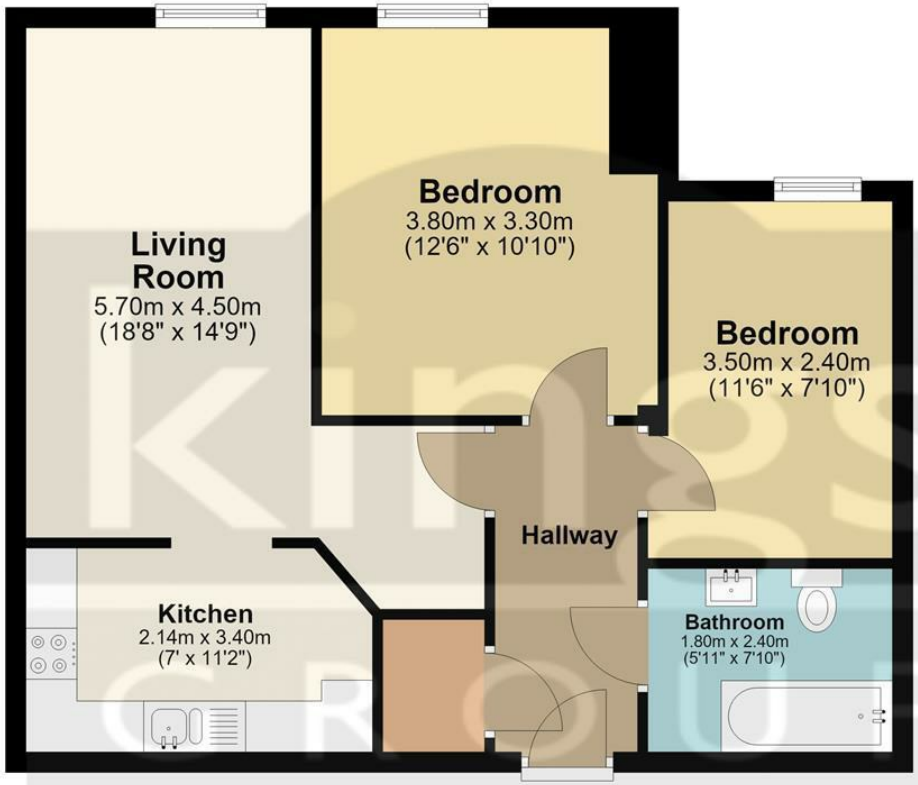






Second Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



Total area: approx. 56.4 sq. metres (607.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Washbourne Court

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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