Sycamore Close, N9 9XT
London

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- Kings Are Pleased To Present This
- One Bedroom Ground Floor Flat
- Open Plan Kitchen/Living Space
- Allocated Parking Space
- Double Glazing Throughout
- Walking Distance To Silver Street Station
- 957 Year Lease
- Service Charge £1,461.01pa, Ground Rent £0pa
- Chain Free
- Council Tax Band B

Offers Over £200,000

KINGS are pleased to present this GROUND FLOOR One Bedroom Flat, set within a purpose built development and offered with a GENEROUS EXTENDED LEASE of 957 years. The property features a bright and spacious OPEN PLAN KITCHEN/LIVING AREA, a modern shower room, DOUBLE GLAZED WINDOWS throughout, and ALLOCATED OFF STREET PARKING. Residents also enjoy access to well kept communal gardens, adding to the sense of overall space.

Situated on a residential close within Edmonton N9, the property benefits from a prime location just moments from Pymmes Park, offering green open spaces, a lake, tennis courts, and a café.
The flat is within easy walking distance of Silver Street Train Station providing regular and direct services into London Liverpool Street, an ideal option for commuters. The nearby A406 North Circular Road offers excellent road links, and North Middlesex Hospital is also just a short walk away perfect for NHS staff.

Residents benefit from the vibrant amenities of Fore Street, home to a wide range of local shops, supermarkets, restaurants, and essential services. The area is well served by public transport and continues to attract first time buyers and investors alike, particularly due to ongoing regeneration efforts in and around Edmonton. Whether you're a first-time buyer or an investor looking for a smart addition to your portfolio, this property offers excellent value and convenience.

Council Tax Band B
EPC Rating D
Lease - 957 Tears Remaining (999 years from 1 February 1984)
Service Charge - £1,461.01 Per Annum
Ground Rent - Peppercorn/£0 Per Annum
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

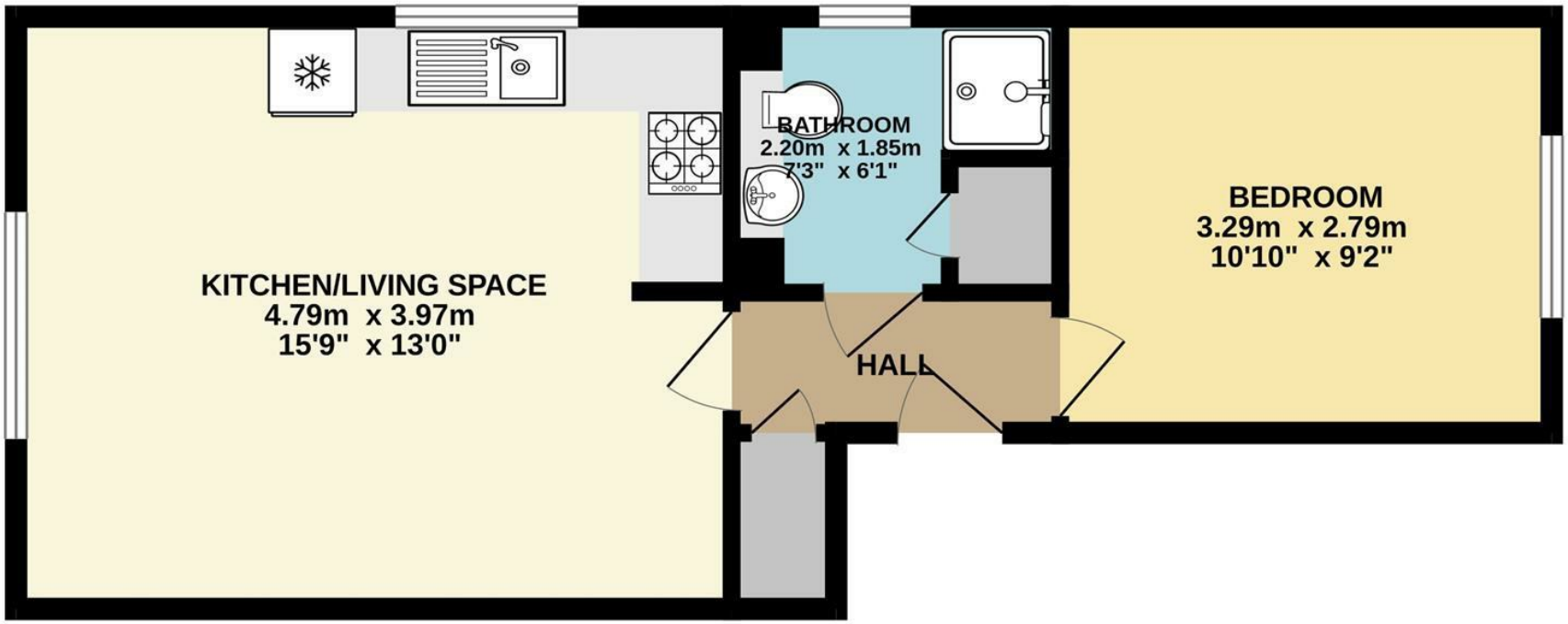
ENTRANCE HALL

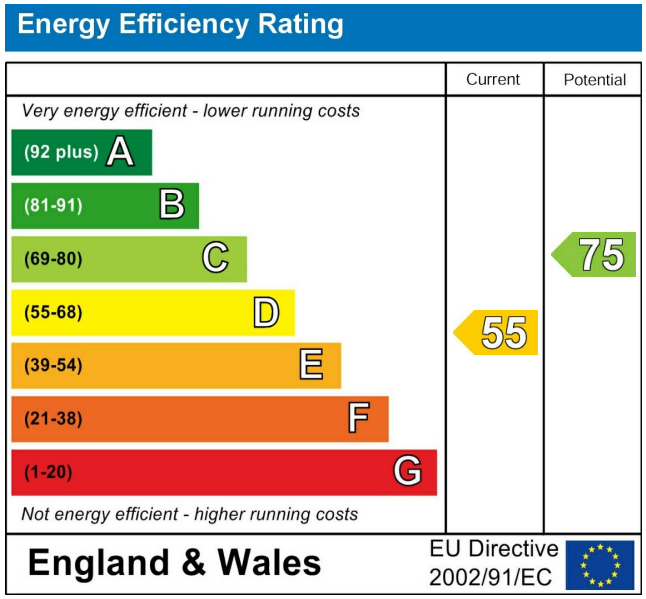
KITCHEN/LIVING SPACE 15'9 x 13'0 (4.80m x 3.96m)

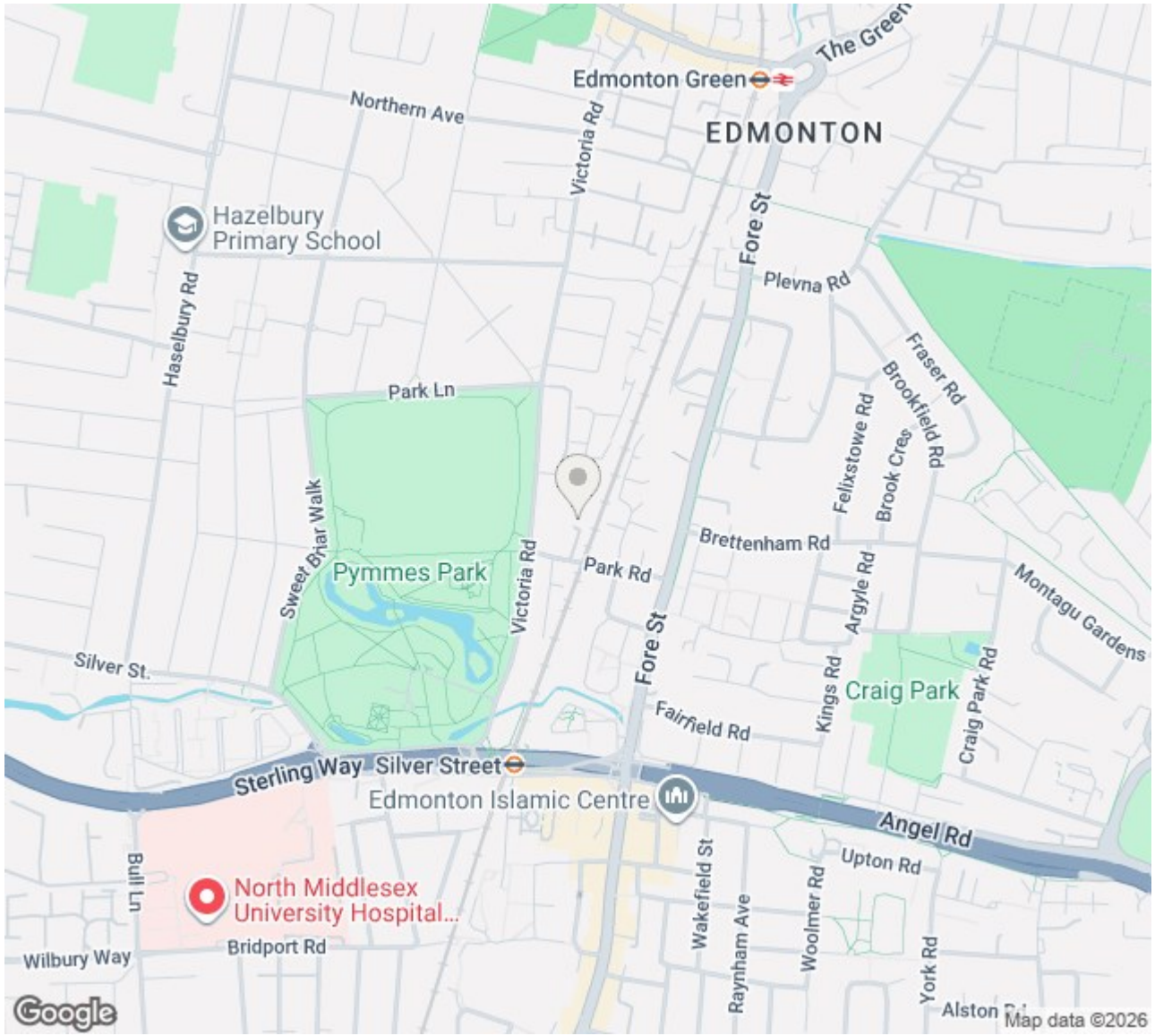
BEDROOM 10'10 x 9'2 (3.30m x 2.79m)

BATHROOM 7'3 x 6'1 (2.21m x 1.85m)

GROUND FLOOR
36.0 sq.m. (388 sq.ft.) approx.







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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