



Barrowfield Close, N9 0HA  
London





## Barrowfield Close, N9 0HA

- Kings Are Pleased To Present This
- Spacious One Bedroom Flat
- Situated On The Second Floor
- 14ft Dual Aspect Lounge
- Modern Kitchen & Bathroom
- Gas Central Heating & Refitted Double Glazing
- Two Separate Store Sheds
- 83 Year Lease
- Service Charge £1,257.62pa, Ground Rent £10pa
- Chain Free

£220,000



KINGS are pleased to present this spacious One Bedroom Flat situated on the second floor, available with NO ONWARD CHAIN. This well presented property featuring a 14FT DUAL ASPECT LOUNGE, a LARGE SEPARATE KITCHEN with dining space, and a MODERN BATHROOM. Further benefits include gas central heating, REFITTED DOUBLE GLAZING, a good sized STORE ROOM located next to the front door and an outside store shed.

The convenient N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within easy reach along with a collection of local shops for nearby. The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band B

Lease - 83 Years Remaining (From 28 January 2002 to 15 April 2109)

Service Charge - £1,257.62 Per Annum

Ground Rent - £10 Per Annum

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Low

#### HALLWAY

RECEPTION/DINING ROOM 14'1 x 10'5 (4.29m x 3.18m)

KITCHEN 10'8 x 9'5 (3.25m x 2.87m)

BEDROOM 10'10 x 10'8 (3.30m x 3.25m)

BATHROOM 6'8 x 5'5 (2.03m x 1.65m)

STORE ROOM

OUTSIDE STORE SHED



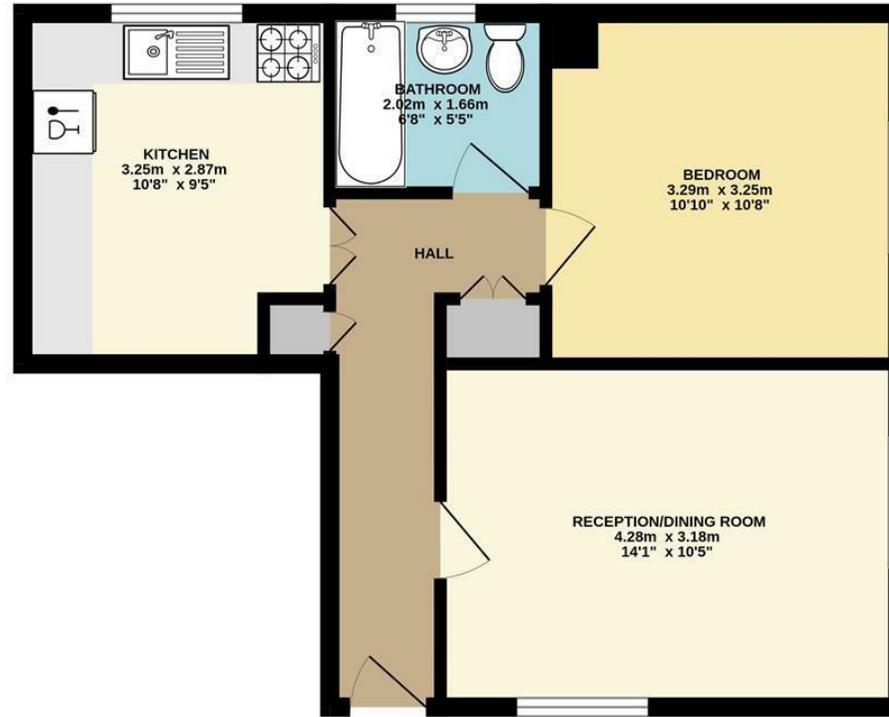






Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b>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

SECOND FLOOR  
46.0 sq.m. (495 sq.ft.) approx.



BARROWFIELD CLOSE, EDMONTON N9

TOTAL FLOOR AREA : 46.0 sq.m. (495 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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