



Goodwin House, N9 8LT
London





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****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this FULLY REFURBISHED One Bedroom GROUND FLOOR Flat in excellent condition with OUTSIDE SPACE. The bright and spacious property is available CHAIN FREE and benefits from an 14FT LOUNGE/DINER with direct access to a GARDEN AREA, a good sized MODERN KITCHEN and a REFITTED BATHROOM. Further features include combi gas central heating, double glazed windows, refitted carpet and flooring throughout.

The convenient location means that local shops, bus services and popular schools are WITHIN WALKING DISTANCE, whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy. Edmonton Green's shopping centre and train station are also close by. In our opinion this is ideal for a first time buyer wanting to MOVE STRAIGHT IN or as a hassle free investment.

£240,000



COMMUNAL FRONT DOOR TO:

COMMUNAL ENTRANCE HALLWAY

OWN FRONT DOOR TO:-

ENTRANCE HALLWAY 6'3 x 5'5 (1.91m x 1.65m)

With entry phone system, single radiator, power points, laminated wood style flooring.

BEDROOM 13'11 x 8'10 (4.24m x 2.69m)

With double glazed window to rear, single radiator, fitted wardrobe, power points, carpeted flooring.

LOUNGE 14'5 x 10'1 (4.39m x 3.07m)

With double glazed window to rear and door leading to garden, single radiator, TV point, phone point, power points, laminated wood style flooring.

KITCHEN 9'9 x 8'3 (2.97m x 2.51m)

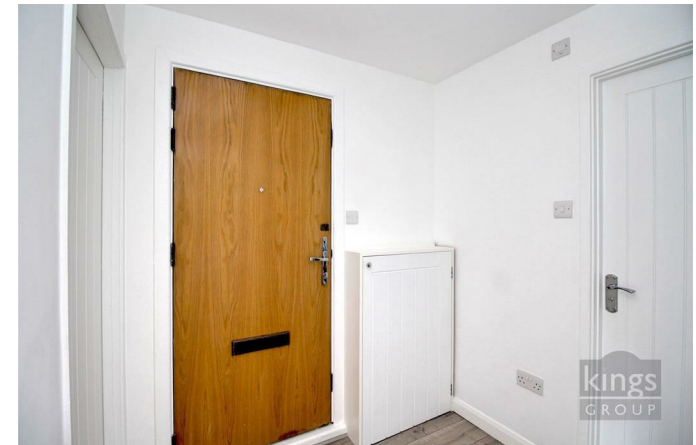
With double glazed window to front, single radiator, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated gas hob/electric oven, hood extractor, space for fridge/freezer, plumbed for washing machine, power points, laminated wood style flooring.

BATHROOM 5'10 x 5'2 (1.78m x 1.57m)

With double glazed opaque window to front, heated towel rail, part tiled walls, panel enclosed bath with mixer tap and shower attached, wash hand basin with mixer tap and vanity unit under, low level W.C, extractor fan, laminated wood style flooring

GARDEN

Mainly laid to lawn with plant and shrub borders, shed, patio area.



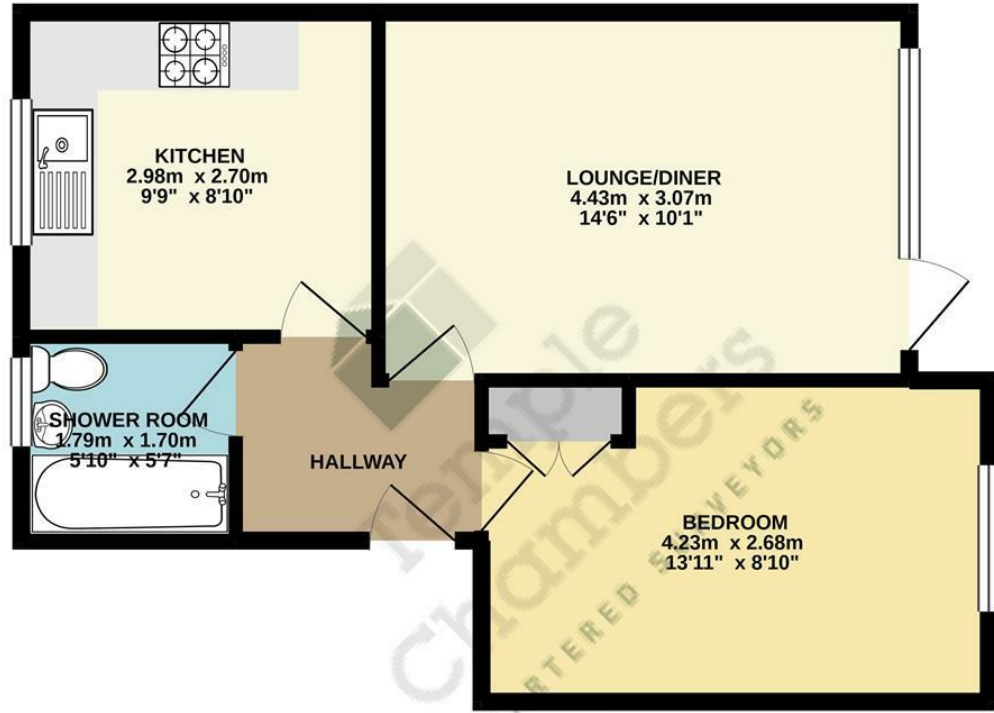




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GROUND FLOOR
39.2 sq.m. (422 sq.ft.) approx.

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



GOODWIN HOUSE, CUMBERLAND ROAD, EDMONTON, N9
 TOTAL FLOOR AREA : 39.2 sq.m. (422 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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