



www.kings-group.net

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Inverness Road, London, N18 2EE
£259,995

- Kings Bring You This
- Situated On The First Floor
- 16ft Dual Aspect Lounge/Diner
- Currently Rented On Guaranteed Scheme
- Close To Meridian Water Project

****CLICK FOR VIDEO TOUR**** KINGS bring you this Two Bedroom Flat situated on the first floor of a small development next to Craig Park with a **NEW LEASE ON COMPLETION**. This **SPACIOUS** flat features a 16ft **DUAL ASPECT** lounge/diner leading to a separate kitchen, a family bathroom and two good sized bedrooms. The Property is currently let on a guaranteed rent scheme for those looking for investment or can be available **CHAIN FREE** for residential buyers.

Being situated just East of Fore Street there are local shops and green space within easy reach along with good access to the A406 North Circular Road. There is a choice of two train lines connecting you to the city and beyond in the form of Silver Street station and the new **MERIDIAN WATER** station. It is also close by to the planned **MAJOR REGENERATION** project Meridian Water taking place in and around Meridian Way/Angel Road offering a wealth of new infrastructure and amenities.

FRONT DOOR TO

ENTRANCE HALLWAY

6'0 x 6'0 (1.83m x 1.83m)

With textured ceiling, power points, carpeted flooring.

RECEPTION ROOM

16'0 x 11'11 (4.88m x 3.63m)

With double glazed window to front and side, textured ceiling, single radiator, TV points, phone points, power points, carpeted flooring.

KITCHEN

9'0 x 6'11 (2.74m x 2.11m)

With UPVC double glazed window to rear, textured ceiling, double sink and drainer unit, gas oven/ hob, plumbed for washing machine and dishwasher, space for fridge/freezer, power points, tiled flooring.

BEDROOM ONE

12'0 x 9'0 (3.66m x 2.74m)

With UPVC window to side, textured ceiling, storage heater, built-in wardrobe, power points, carpeted flooring.

BEDROOM TWO

11'0 x 6'0 (3.35m x 1.83m)

With UPVC window to front, textured ceiling, single radiator, built-in wardrobe, power points, carpeted flooring.

BATHROOM

9'0 x 4'0 (2.74m x 1.22m)

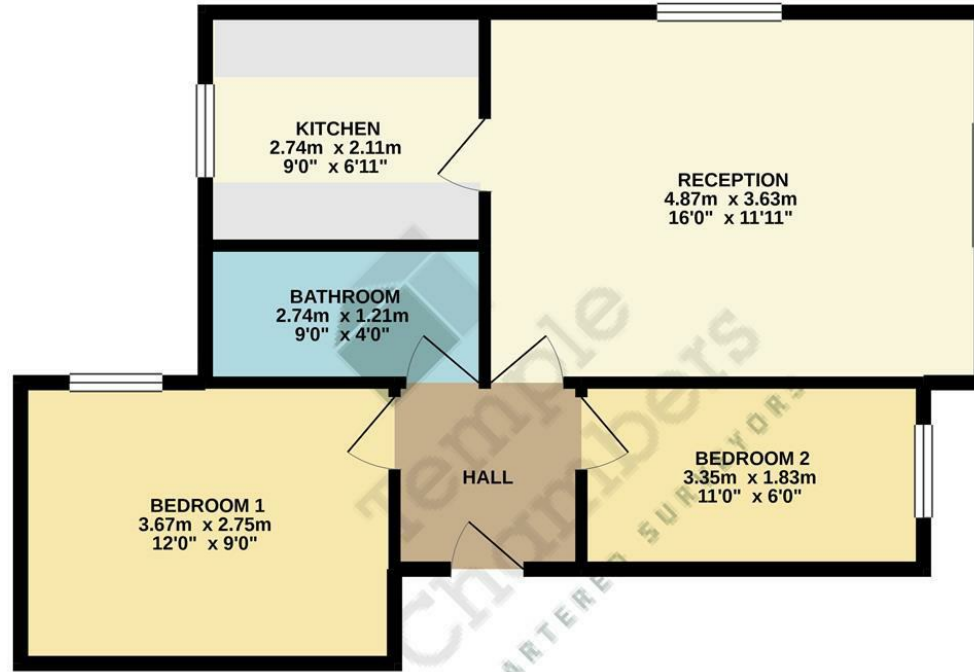
With UPVC opaque window to , textured ceiling, part tiled walls, panel enclosed bath with mixer tap, pedestal wash hand basin, low level W.C, extractor fan, shaver point, laminated wood style flooring.

- Two Bedroom Flat
- New Long Lease On Completion
- Electric Wall Heaters
- Can Be Available Chain Free
- Walking Distance Of Silver Street Train Station





SECOND FLOOR
49.0 sq.m. (527 sq.ft.) approx.



INVERNESS ROAD, EDMONTON, N18

TOTAL FLOOR AREA : 49.0 sq.m. (527 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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