



Plowman Close, N18 1XD  
London







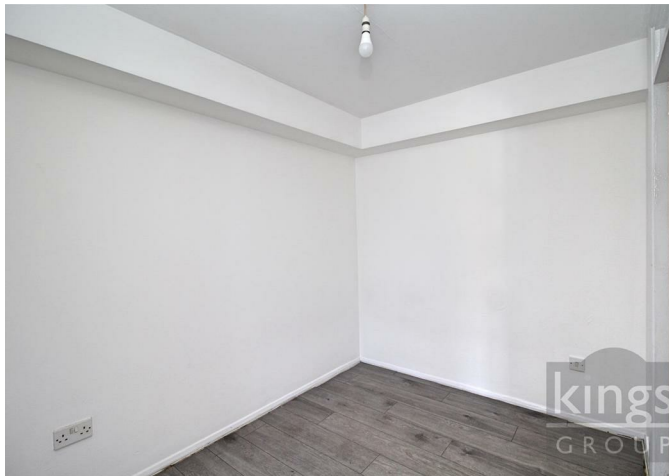
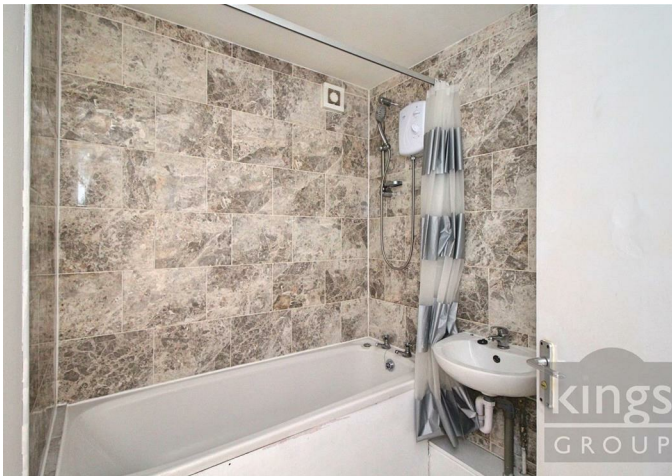
kings  
GROUP



## Plowman Close, N18 1XD

- Kings Are Pleased To Present This
- Studio Flat
- Separate Sleeping Area
- Situated On The Ground Floor
- Residents Parking
- Walking Distance to North Middlesex Hospital
- 118 Year Lease
- Service Charge £1,103.40pa, Ground Rent £70pa
- Chain Free
- Council Tax Band B

£185,000



KINGS are pleased to present this GROUND FLOOR Studio Flat with a SEPARATE SLEEPING AREA situated in a purpose built development, available CHAIN FREE. The property boasts a LONG LEASE and features controlled RESIDENTS PARKING, a good sized lounge, a built in wardrobe in the sleeping area, a separate kitchen and a well proportioned bathroom.

With Silver Street train station close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities. In our opinion this makes for an IDEAL FIRST TIME BUY or a sound investment.

Council Tax Band B

Lease - 118 Years Remaining

Service Charge - £1,103.40 Per Annum

Ground Rent - £70 Per Annum

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

**ENTRANCE HALLWAY 3'10 x 3'10 (1.17m x 1.17m)**

With storage, laminated wood style floor, doors to:

**LOUNGE 12'0 x 10'5 (3.66m x 3.18m)**

With double glazed window to front, Tv point, economy seven heating, laminated wood style floor

**KITCHEN 6'11 x 6'11 (2.11m x 2.11m)**

With double glazed window to front, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled floor

**SEPARATE SLEEPING AREA 9'2 x 6'11 (2.79m x 2.11m)**

With storage, power, economy seven heating, laminated wood style floor

**BATHROOM/WC 6'6 x 5'9 (1.98m x 1.75m)**

With low level wc, pedestal wash hand basin, panel enclosed bath with shower extractor, part tiled walls, tiled floor









