



The Broadway, N9 0TP  
London







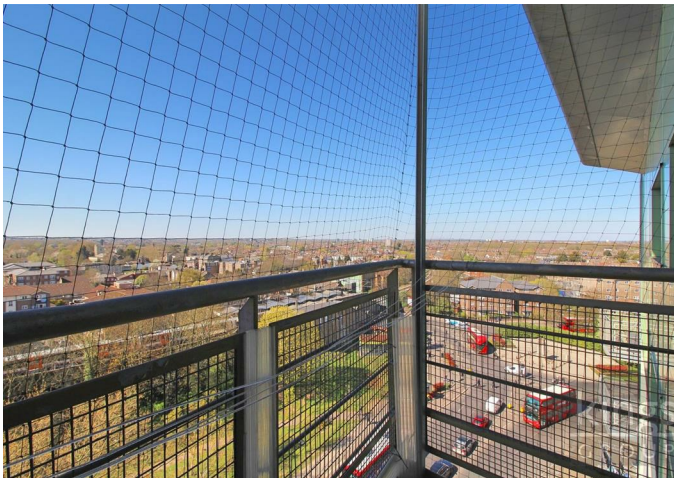
kings  
GROUP



## The Broadway, N9 0TP

- Kings Are Pleased To Present This
- Larger Than Average One Bedroom Flat
- 19ft Lounge/Diner With Balcony
- 15ft Bedroom With Built In Wardrobe
- Lift Operated Development
- Top Floor With Panoramic Views
- 107 Year Lease
- Service Charge £2636.44pa, Ground Rent £0
- Chain Free
- Council Tax Band C

Offers Over £230,000





KINGS are pleased to present this LARGER THAN AVERAGE One Bedroom Flat available CHAIN FREE, within TOUCHING DISTANCE OF EDMONTON GREEN TRAIN STATION and shopping centre. The property is situated on the top floor of this centrally located development known as The Broadway, offering panoramic west facing views.

This DUAL LIFT OPERATED flat provides 693 SQ FT OF SPACE featuring a generous 19ft lounge/diner leading to a BALCONY, a spacious 15ft bedroom with a built in wardrobe, a good sized bathroom and a separate fitted kitchen. There is also double glazing throughout, electric heating, storage cupboards and a video entry system.

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 C

Lease - 107 Years Remaining (125 years from 25 March 2007)

Service Charge - £2,636.44 Per Annum

Ground Rent - £0

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

Construction Type - Includes But Not Limited To: Mainly Masonry Walls, Aluminum Clad Panels, Terracotta Tiled Panels

EWS1 - Completed 2023 - B1

Contact our office for any enquiries in relation to EWS (External Wall Fire Safety Assessment)



**ENTRANCE HALL 13'2 x 4'3 (4.01m x 1.30m)**

**LOUNGE/DINER 19'9 x 15'0 (6.02m x 4.57m)**

**BALCONY 7'8 x 4'4 (2.34m x 1.32m)**

**KITCHEN 9'4 x 7'10 (2.84m x 2.39m)**

**BEDROOM 15'1 x 12'1 (4.60m x 3.68m)**

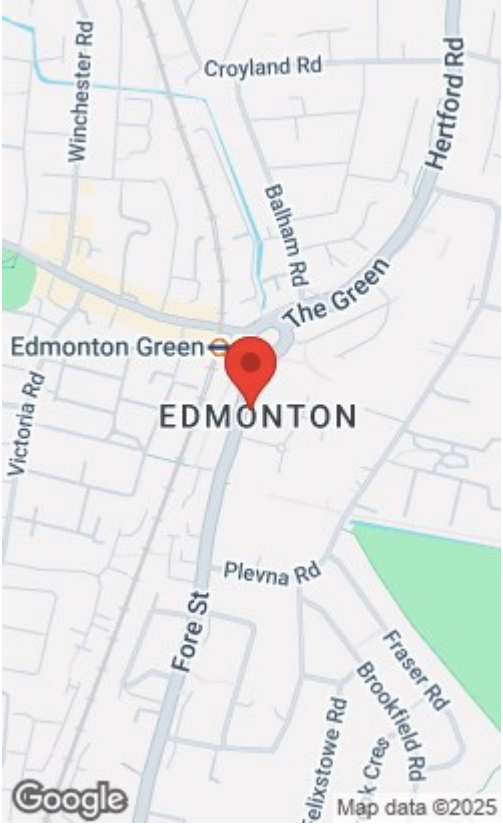
**BATHROOM 9'6 x 7'2 (2.90m x 2.18m)**







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



NINTH FLOOR  
64.3 sq.m. (693 sq.ft.) approx.



METHVEN COURT, EDMONTON, N9  
TOTAL FLOOR AREA : 64.3 sq.m. (693 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.

6 Church Street, Edmonton, London, N9  
9DX

T: 02083500100

E:

www.kings-group.net

