



The Broadway, N9 0TP  
London

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# 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



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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)**

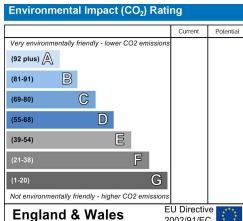
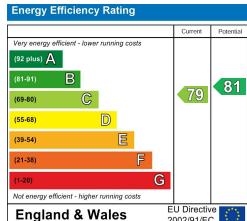
**BEDROOM 15'1 x 12'1 (4.60m x 3.68m)**

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

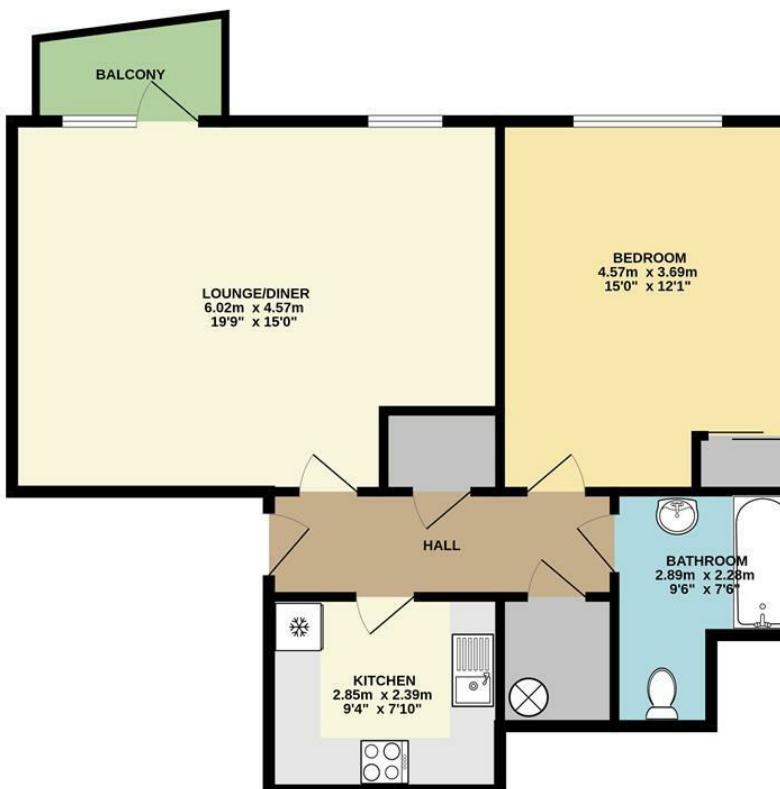








**NINTH FLOOR**  
64.3 sq.m. (693 sq.ft.) approx.



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 and rooms are approximate. The floorplan 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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